

Detached 5-Bedroom House with Pool, Garden & Garage – close to Carcassonne's Medieval City

EXCLUSIVE



INFORMATION

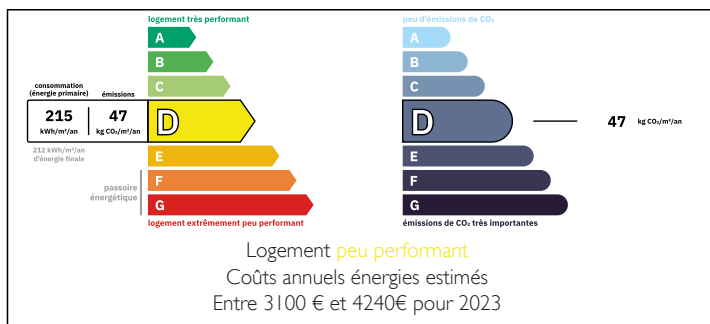
Town:	Carcassonne
Department:	Aude
Bed:	5
Bath:	2
Floor:	166 m2
Plot Size:	660 m2

IN BRIEF

Situated in a sought-after residential area just a 15-minute walk from the UNESCO-listed Medieval City of Carcassonne, this detached 1950s family home offers generous living space, five bedrooms, a private garden with swimming pool and an integral garage.

Whether you're looking for a permanent residence, a holiday home or an investment property, this house offers an excellent opportunity to create a home tailored to your own style.

ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



LOCAL TAXES

Taxe foncière: 4094 EUR

NOTES

DESCRIPTION

Ideally situated in a residential area of Carcassonne, in walking distance from the famous Medieval City, this detached five-bedroom house offers generous accommodation, a private garden with swimming pool, garage and excellent potential to create a comfortable family home or holiday property.

Built in the 1950s, this well-established home has been enjoyed as a holiday property and offers a comfortable and versatile layout with plenty of scope for the new owners to personalise the interiors and make the most of the generous living spaces. The existing layout provides an excellent foundation for creating a welcoming family home or holiday retreat in a highly sought-after location.

The property is particularly appealing for buyers looking for a detached house within walking distance of the historic centre, while still benefiting from a private garden, swimming pool and garage.

Ground Floor

The front door opens into a welcoming entrance hall, which provides access to the main living areas and stairs to the first floor.

To the left of the entrance hall is the separate kitchen, approximately 11m². The kitchen is located at the front of the house and could be modernised to create a contemporary family kitchen while retaining the existing practical layout.

To the right is the spacious 31m² living room. This is a particularly attractive room, with a dual aspect, allowing plenty of natural light from both the front and rear of the property. A rear window looks directly towards the swimming pool and garden, giving the room a pleasant outlook.

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