

Furnished 2-bedroom character apartment with cellar in central Carcassonne, close to the Bastide



## INFORMATION

|             |             |
|-------------|-------------|
| Town:       | Carcassonne |
| Department: | Aude        |
| Bed:        | 2           |
| Bath:       | 1           |
| Floor:      | 86 m2       |
| Plot Size:  | 0 m2        |



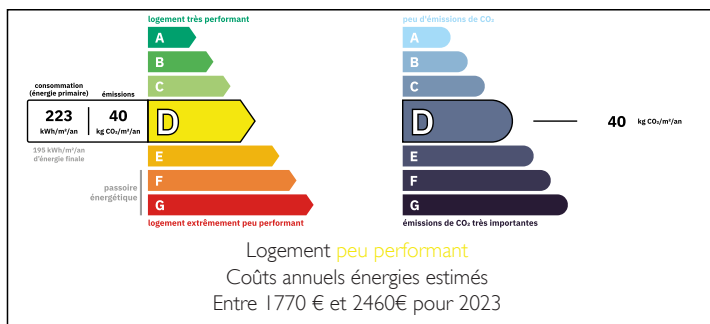
## IN BRIEF

Set on the first floor of a well-maintained copropriété close to Carcassonne's historic Bastide Saint-Louis, this attractive two-bedroom apartment combines generous proportions with period character.

Bright and dual-aspect, it features high ceilings, traditional French parquet flooring and an inviting open-plan reception room, arranged into distinct lounge and dining areas. The separate fitted kitchen opens directly from the dining section. The apartment is sold fully furnished and equipped, together with a private cellar.

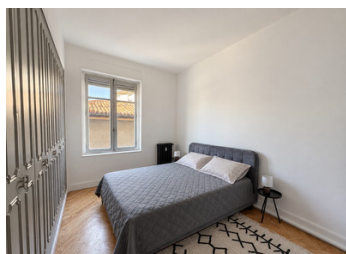
Shops, restaurants, public transport and the city centre are all within easy walking distance. The property is currently let under an annual tenancy, with the existing lease running until January 2027, making it particularly suitable for a buyer seeking an established long-term rental investment.

## 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: 1656 EUR

## NOTES

## DESCRIPTION

Located on the first floor of an attractive residential building, this furnished apartment offers approximately 85 m<sup>2</sup> of living space in a convenient central Carcassonne location.

The front door opens into a spacious entrance hallway with generous built-in storage.

The main reception room is a bright, open-plan space arranged into two distinct but interconnected areas: a comfortable lounge and an adjoining dining area. The traditional French parquet flooring continues across the room, visually uniting the two spaces, while the wide opening between them creates an excellent sense of flow and volume.

The fitted and equipped kitchen is accessed directly from the dining section, providing a practical layout for everyday living and entertaining.

There are two well-proportioned bedrooms of approximately 12 m<sup>2</sup> and 14 m<sup>2</sup>, together with a bathroom and a separate WC.

The apartment retains a number of appealing period features, including its parquet flooring, high ceilings and well-balanced room proportions. Its dual-aspect layout allows natural light to enter from both sides of the property.

The apartment is sold fully furnished and equipped, allowing the future owner to retain the existing furnishings as part of the purchase.

Situated close to the Bastide Saint-Louis, the property is approximately five minutes on foot from the historic centre and around ten minutes from Carcassonne railway station. Shops, cafés, restaurants and everyday services are all nearby.

-----

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>