LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A47856BK11 Price: 149 000 EUR

agency fees to be paid by the seller

Furnished 2-bedroom duplex with lift, steps from Place Carnot in central Carcassonne















INFORMATION

Town:	Carcassonne
Department:	Aude
Bed:	2
Bath:	1
Floor:	77 m2
Plot Size:	0 m2

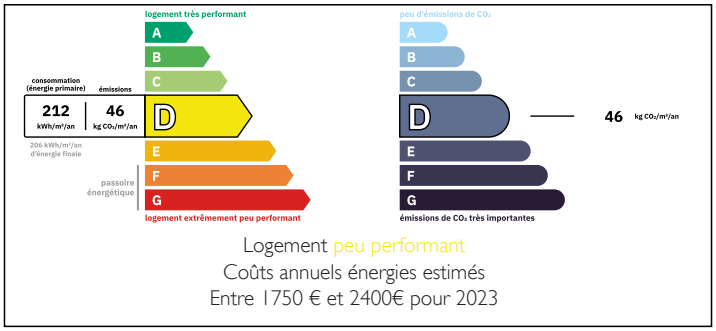
IN BRIEF

Located on the top floor of an elegant period building just steps from Place Carnot, this furnished two-bedroom duplex benefits from lift access to the fourth floor and impressive communal areas featuring a remarkable timber staircase.

The lower level comprises an entrance hall, a separate WC and an open-plan kitchen and living room. Upstairs, a landing leads to two bedrooms beneath the eaves, a bathroom with bathtub and a second separate WC.

Sold fully furnished and equipped, this characterful apartment would make an attractive home, pied-à-terre or furnished investment in the heart of Carcassonne.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 1750 € et 2400€ pour 2023

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.

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LOCAL TAXES

Taxe foncière:	**1742 EUR**

NOTES

DESCRIPTION

This characterful duplex occupies the fourth and top floor of an attractive period building, ideally situated just a few steps from Place Carnot and the shops, cafés and restaurants of Carcassonne's Bastide Saint-Louis.

The building has an elegant façade, impressive communal areas and a remarkable timber staircase. A lift provides convenient access to the fourth floor.

The duplex offers a habitable area of 77.06 m², arranged over two levels. The bedrooms are positioned beneath the eaves, giving the upper floor an attractive attic character, although the sloping ceilings reduce the head height in certain areas.

The first level comprises:

An entrance hall
A separate WC
An open-plan kitchen and living room of approximately 27 m²

The kitchen was updated approximately three years ago and forms a practical, sociable space with the adjoining sitting area.

A staircase leads to the upper level, comprising:

A landing
Two bedrooms beneath the eaves
A bathroom with bathtub
A second separate WC

There is a discreet glimpse towards the medieval Cité from the entrance area, together with open views across the rooftops of central Carcassonne.

The apartment is sold fully furnished and equipped, offering a convenient turnkey option for use as a principal residence, city pied-à-terre or furnished investment, subject to the applicable...