

Bright 2-bedroom apartment with private terrace, just a short walk from Carcassonne's Bastide



INFORMATION

Town:	Carcassonne
Department:	Aude
Bed:	2
Bath:	1
Floor:	50 m ²
Outside Space:	22 m ²



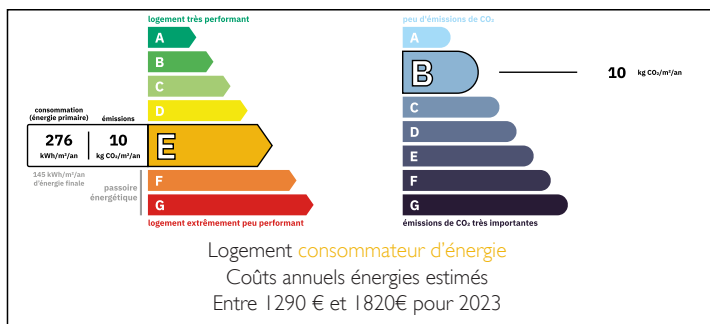
IN BRIEF

Just a short walk from Carcassonne's historic Bastide, this bright 2-bedroom apartment offers approximately 50 m² of living space and the added benefit of a private terrace, perfect for outdoor dining and relaxation.

Situated on the second and top floor of a small residential building, the apartment benefits from double glazing, reversible air conditioning and a convenient location close to shops, restaurants and everyday amenities.

An attractive option as a permanent residence, holiday home or rental investment.

ENERGY - DPE



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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.



DESCRIPTION

Situated on the second and top floor of a small residential building, this charming T3 apartment offers approximately 50 m² of comfortable living accommodation, complemented by a private terrace – a particularly appealing feature for a property so close to Carcassonne's town centre.

The apartment comprises a bright living and dining room (18.22 m²), a separate fitted kitchen (7.33 m²), two bedrooms (9.47 m² and 8.72 m²), and a shower room with WC. An entrance hall, circulation space and built-in storage complete the layout.

French doors from the living room open directly onto the terrace, providing a pleasant outdoor space for enjoying morning coffee, dining al fresco or relaxing during the warmer months.

The apartment is tiled throughout and benefits from double-glazed windows, electric heating and reversible air conditioning, providing comfort throughout the year. It is presented in good condition and requires no immediate renovation work.

The building is managed by a voluntary co-ownership arrangement (syndic bénévole).

Location

The apartment enjoys a convenient location just a short walk from Carcassonne's historic Bastide, with its lively Place Carnot, cafés, restaurants, shops and local markets. The railway station is also within easy reach, while the famous medieval Cité and Carcassonne airport are only a short drive away.

With its manageable size, private outdoor space and proximity to the town centre, this apartment would make an excellent lock-up-and-leave holiday home, comfortable permanent residence or potential rental investment, subject to applicable regulations.

LOCAL TAXES

Taxe foncière: 1134 EUR

NOTES