LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A48403BK11 Price: 179 900 EUR

agency fees to be paid by the seller

Beautifully Renovated and Fully Furnished 3-Bedroom Loft Apartment in the Heart of Carcassonne's Bastide

INFORMATION

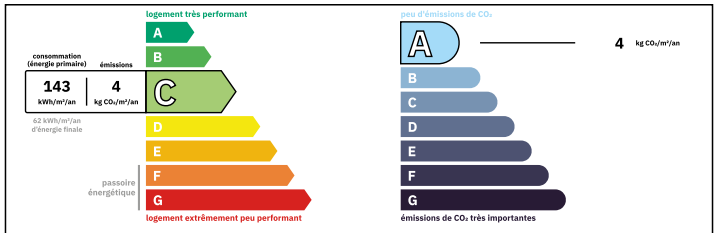
Town:	Carcassonne
Department:	Aude
Bed:	2
Bath:	1
Floor:	110 m2
Plot Size:	0 m2

IN BRIEF

Situated in the heart of Carcassonne's historic Bastide Saint-Louis, this beautifully renovated and fully furnished three-bedroom loft apartment offers approximately 110 m² of total floor space (93.78 m² Loi Carrez).

Located on the second and top floor of a character building, accessed by stairs, it features an attractive open-plan living and dining area with fitted kitchen, three individually styled bedrooms, including a charming attic bedroom, and a contemporary bathroom.
With its tasteful décor, DPE rating C and central location close to shops, restaurants and amenities, this ready-to-enjoy property is ideal as a permanent residence, lock-up-and-leave holiday home or furnished rental investment.

ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 850 € et 1190€ pour 2021

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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr

LOCAL TAXES

Taxe foncière:	**1880 EUR**

NOTES

DESCRIPTION

A stylish, fully furnished loft apartment in the heart of historic Carcassonne

Located in the sought-after Bastide Saint-Louis, this attractive three-bedroom apartment combines the charm of a traditional Carcassonne building with the comfort and practicality of a contemporary renovation.

Occupying the second and top floor of a character property, the apartment offers approximately 110 m² of total floor space, including 93.78 m² measured under the Loi Carrez.

A spacious and welcoming living area

The heart of the apartment is the impressive 33 m² open-plan living, dining and kitchen area.

Beautifully presented with warm wood-effect flooring, neutral tones and contemporary furnishings, this generous space provides clearly defined areas for relaxing, dining and entertaining.

The comfortable sitting area features a sofa, television unit and additional seating, while the dining area accommodates a table for family meals or entertaining friends.

The modern fitted kitchen, integrated into the open-plan space, offers practical storage, worktops and integrated appliances. A roof window brings additional natural light into the room.

Three individually styled bedrooms

The apartment has three bedrooms, each with its own character and colour scheme.

The first bedroom, measuring approximately 16.59 m², is a generously proportioned room featuring a warm terracotta accent wall, contemporary furnishings and space for a desk.