

Spacious 3-bedroom character apartment in the heart of Carcassonne's Bastide with parking and cellar

EXCLUSIVE



INFORMATION

Town:	Carcassonne
Department:	Aude
Bed:	3
Bath:	2
Floor:	147 m2
Plot Size:	0 m2

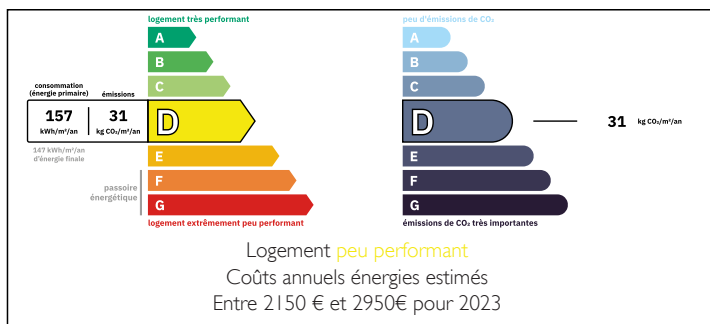
IN BRIEF

Spacious and characterful apartment in Carcassonne, offering three bedrooms, two shower rooms, a large dining and reception room, separate salon and a useful study area.

Period features, high ceilings and generous proportions combine with a flexible layout, ideal for a comfortable city home or a lock-up-and-leave residence.



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: 3075 EUR

NOTES

DESCRIPTION

This generously proportioned apartment offers an appealing combination of traditional French character, comfortable living spaces and versatile accommodation.

The property retains a number of attractive architectural features, including high ceilings, decorative cornices, ceiling roses, elegant internal doors and distinctive patterned flooring.

Entrance hall and study area

The apartment opens into an impressive entrance hall, with attractive patterned flooring and double doors leading towards a separate study area.

Currently furnished with a desk and seating, this additional space provides a practical home office or reading area and connects the principal reception rooms.

Dining and reception room

To one side of the study is a particularly spacious dining and reception room, with high ceilings, decorative mouldings, two tall windows and a feature fireplace.

The room comfortably accommodates a large dining table alongside several sofas and occasional furniture, creating a welcoming space for entertaining and everyday living.

A connecting doorway provides convenient access to the kitchen.

Separate salon

On the opposite side of the study is a substantial, separate salon, with its warm yellow walls, decorative ceiling details, traditional fireplace and generous seating arrangements.