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## Renovated town house close to Carcassonne Castle

Carcassonne , Aude , Occitanie



# €255,000

inc. of agency fees

4 Beds   1 Baths   148 sqm   346 sqm

Townhouse with a lovely garden situated in a quiet area of Carcassonne near all shops and services. The city of Carcassonne is a 7-minute walk away.

### At a Glance

<b>Reference</b>	MFH-MSA72987	<b>Near to</b>	Carcassonne	<b>Price</b>	€255,000
<b>Bed</b>	4	<b>Bath</b>	1	<b>Hab.Space</b>	148 sqm
<b>Land</b>	346 sqm	<b>Pool</b>	No	<b>Land Tax</b>	€2450.00

### Property Description

This townhouse is located in a peaceful area of Carcassonne, in close proximity to all necessary shops and services. The city of Carcassonne can be reached within a 7-minute walk, and from the windows, you can catch a glimpse of some of the towers.

This house has a total living space of 148 sqm and has undergone a complete renovation. It is situated on a plot of 346 sqm and has a charming garden suitable for a small pool.

The ground floor features a spacious entrance with a cloakroom, a separate toilet, a living room with direct views and access to the garden, a dining room, an independent kitchen, and a storeroom/laundry room.

On the first floor, there is a large landing that serves as a library, four bedrooms, a bathroom, and plenty of storage spaces.

## **The Accommodation**

### **The ground floor**

- Entrance - 11.56 sqm
- living room - 28 sqm
- dining room - 11.30 sqm
- kitchen - 12.40 sqm
- cellar/laundry/heating room - 8.60 sqm

### **The first floor**

- landing - 14 sqm
- bedroom 1 - 15 sqm (possibility to create a shower room)
- bedroom 2 - 11 sqm
- bedroom 3 - 10 sqm
- bedroom 4 - 9.09 sqm
- bathrom - 9.48 sqm

## **Outside**

- pool house ready for Summer kitchen
- easy maintenance
- concrete shed
- possibility ot have a pool
- well shared with neighbour

## **Additional Information**

- insulation on the south side facade + ceiling insulation
- new electricity
- reversible ducted air conditioning
- gas central heating
- shelter at the bottom of the garden + small workshop

- possibility of creating a swimming pool
- Oscillo swing sound joinery

## **The Area and Access**

- Castle just 7 minutes walk
- town center at 12 minutes walk
- huge new shopping center
- Canal du Midi closeby

*This bright house near the Castle comes with a very nice garden... Rare, Must Be Seen!*

## Environment & Surroundings

Near Airport/Ferries?	✓
Near to Shops?	✓
Public Transport?	✓
Near to a Golf Course?	✓

## And Before You Ask

Exposure:	North
Year of Renovation:	2023
Condition:	Ready to move in
Reason for selling:	Familial reasons
Currently lived in:	Yes
Condition of Roof:	Excellent
Drainage:	Connected to mains town system
Gas Supply:	Mains town
Land Tax:	€2450.00

## Summary

Property type:	Town house
Bedrooms:	4
New Home?	No
Bathrooms	1
Price	€255,000

## Key Information

Year Built:	1950
Internal Area:	148 sqm
Land Area:	346 sqm
Floor:	2
How many Outbuildings:	1

### Property Features:

- Property close to historical castle and town center
- totally restored and kept all it's charm
- very nice garden
- lovely living room with view on the garden
- airport and golf at 10 minutes

Has an Office / Study?	Yes
Has a Garden	Yes
Has a Terrace?	Yes
Pool House?	Yes
Has Air Conditioning?	Yes
Has ADSL/Broadband?	Yes

**Location: Occitanie**



## Gallery









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