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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

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

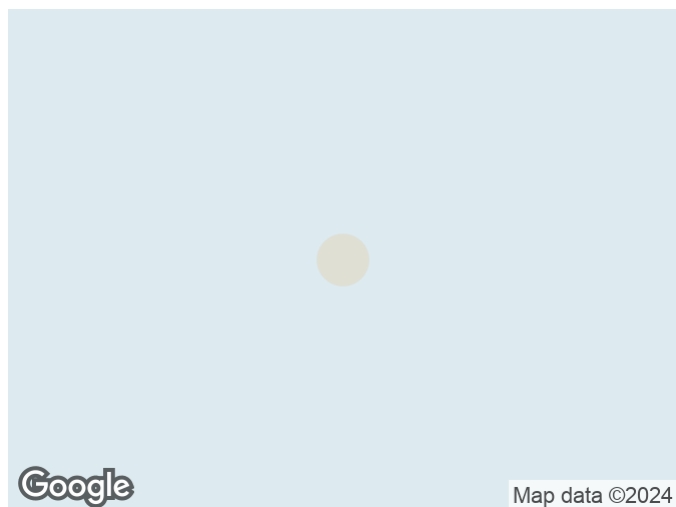
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|------------------------|---------|
| Year Built: | 1950 |
| Internal Area: | 148 sqm |
| Land Area: | 346 sqm |
| Floor: | 2 |
| How many Outbuildings: | 1 |

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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