Click to view MFH-MSA72987

# **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 of 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

Excellent

Currently lived in:

Yes

Condition of Roof:

Connected to

Drainage:

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:

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

















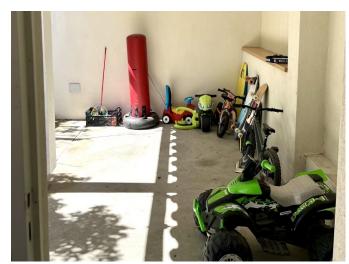
















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