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## Town house with garage and offices in Carcassonne

Carcassonne , Aude , Occitanie



# €549,000

inc. of agency fees

4 Beds   3 Baths   245 sqm   90 sqm

Fully renovated 1930s property in a quiet area of Carcassonne with a spacious house with modern amenities, a garden, and offices, perfect for mixed residential and professional use.

### At a Glance

<b>Reference</b>	MFH-MSA78355	<b>Near to</b>	Carcassonne	<b>Price</b>	€549,000
<b>Bed</b>	4	<b>Bath</b>	3	<b>Hab.Space</b>	245 sqm
<b>Land</b>	90 sqm	<b>Pool</b>	No	<b>Land Tax</b>	€4762.00

### Property Description

Discover this unique real estate complex, blending old-world charm with modern comfort, ideally located in a quiet and sought-after area just 200 meters from the market halls and the city centre of Carcassonne. This character property from the 1930s has been completely renovated with high-quality materials and offers

numerous high-end features.

The main house, approximately 245 square meters, includes a modern kitchen with a 3-square-meter cold room, a 4-square-meter wine cellar, a storage room, a bright living room, an elegant dining room, a laundry room, and a toilet on the ground floor. Upstairs, you'll find two master suites, each with its private bathroom and toilet, a pretty dressing room, and a small mezzanine leading to a 6-square-meter balcony with unobstructed garden views.

The exterior features a charming 90 square meter garden with an olive tree and an integrated watering system, adjoining a large garage with 130 square meters.

The annexes include 110 square meters of offices with direct access from the house, featuring six fully renovated, air-conditioned, equipped offices and a kitchen and toilet. The office floor also includes two additional bedrooms with a bathroom.

In excellent condition, this property complex is perfect for mixed-use—residential and professional—ideal for AiRBNB, liberal professions, or a large family seeking a spacious and elegant living space.

## **The Accommodation**

### **The House**

- entrance and hall : 9 sqm
- living room : 21.50 sqm
- dining room : 17.60 sqm
- fully fitted kitchen with cold room - 19.80 sqm
- landing - 6.20 sqm
- en-suite 1 with bathroom - 20 sqm
- en-suite 2 -27 sqm
- mezzanine in tower - 4.60 sqm with access to balcony

### **Office Area**

- entrance - 15.20 sqm
- office 1 or bedroom 3 - 13.50 sqm
- office 2 or bedroom 4 - 10 sqm
- office 3 or bedroom 5 - 15.50 sqm
- office 4 or bedroom 6 - 15 sqm
- office 5 or en-suite 3 with bathroom - 29 sqm

## **Outside**

- small private garden

- easy maintenance
- covered terrace
- huge garage - 130 sqm

## **Additional Information**

- Electricity up to standards
- Air conditioning in each living room and office
- Pellet stove
- Double glazing with electric roller shutters
- Insulated roof
- Parquet flooring in the bedrooms
- Original cement tiles on the floor for a touch of authenticity

## **The Area and Access**

- 5 minute walk to Carcassonne Town center
- airport at 7 minutes

*A rare and versatile property on the market not to be missed.*

## Environment & Surroundings

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

## And Before You Ask

Exposure:	South
Heating System:	Reversible heating system
Reason for selling:	Retiring
Currently lived in:	Yes
Condition of Roof:	Good condition
Drainage:	Connected to mains town system
Land Tax:	€4762.00

## Summary

Property type:	Town house
Bedrooms:	4
New Home?	No
Bathrooms	3
Price	€549,000

## Key Information

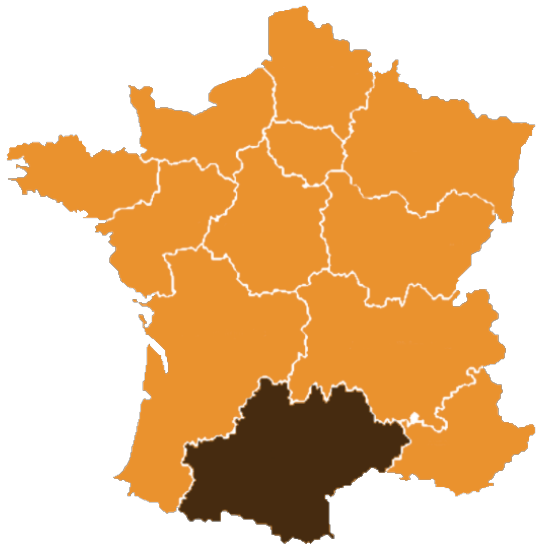
Year Built:	1900
Internal Area:	245 sqm
Land Area:	90 sqm
Floor:	2
How many Outbuildings:	1
Number of Fireplaces:	1

### Property Features:

- Town house with character and modernity
- renovated and still potential
- has also an office
- private garden
- huge garage
- high ceilings

Has a Wine Cellar	Yes
Has an Office / Study?	Yes
Has a Garden	Yes
Has a Terrace?	Yes
Has Air Conditioning?	Yes
Has ADSL/Broadband?	Yes

## Location: Occitanie



## Gallery









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