Click to view MFH-MSA78355

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

Reference MFH-MSA78355 **Near to** Carcassonne **Price** €549,000

Bed 4 Bath 3 Hab.Space 245 sqm

Land 90 sqm **Pool** No **Land Tax** €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

Connected to

Drainage: 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:

Number of Fireplaces: 1

Property Features:

 Town house with caracter 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



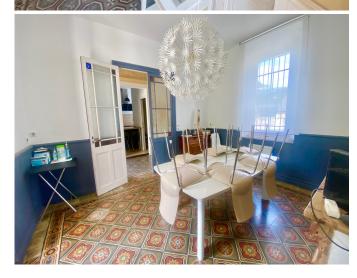
Gallery













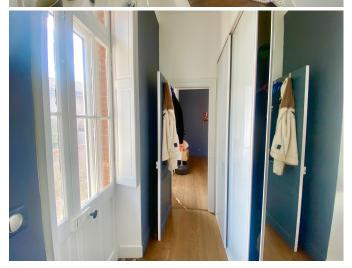
























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