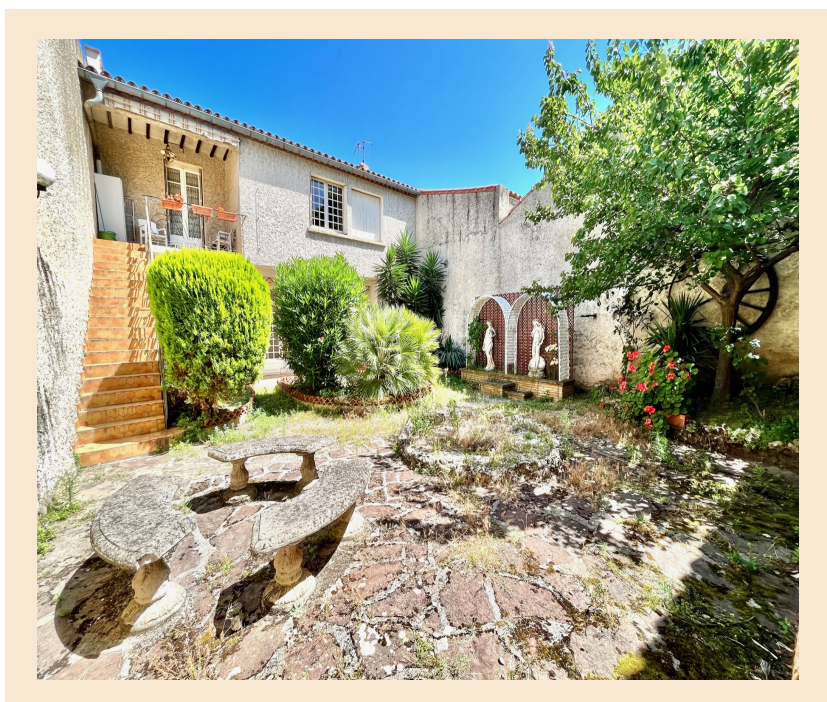


[Click to view MFH-MSA61729](#)

Townhouse at the foot of the médiéval castle in Carcassonne

Carcassonne , Aude , Occitanie



€329,000

inc. of agency fees

5 Beds 3 Baths 194 sqm 90 sqm

Character house with garden and an independent apartment for sale in Carcassonne, with shops and the castle all in walking distance.

At a Glance

Reference	MFH-MSA61729	Near to	Carcassonne	Price	€329,000
Bed	5	Bath	3	Hab.Space	194 sqm
Land	90 sqm	Pool	No	Land Tax	€2133.00

Property Description

Character house with garden and an independent apartment for sale in Carcassonne, with shops and the castle all in walking distance.

The house offering 194 sq.m of living area consists of a large entrance of 26m²; serving a bedroom with

bathroom, another bedroom and a 2-room apartment of 31m²; the hall also gives access to the garden without screw a vis .

Upstairs, a large living room of 41 sqm;, a kitchen, 2 bedrooms, toilet, and a bathroom with bath and shower.

The Accommodation

The ground floor

- entrance and huge hall - 26 sqm
- independant flat or gîte with kitchen, dining roomm and bedroom 1- 31.27 sqm
- suite 1 with bedroom 2 - could be added to the gîte - 15 sqm
- bedroom 3 - 15.52 sqm

The first floor (owners part) :

- landing and hall - 9.10 sqm
- living room - 40.87 sqm
- kitchen with access to upper covered terrace - 12.76 sqm
- bedroom 4 - 13.64 sqm
- bedroom 5 - 14.85 sqm
- bathroom and shower - 12.17 sqm
- dressing - 1.97 sqm
- wc indépendant - 1.10 sqm

Outside

- BBQ area
- easy maintenance
- fountain and pond
- possibility to build a pool
- covered terrace

The area and access

- 5 minute walk to the castle
- amenities close
- golf course at 10 minutes

Enjoy the terrace with view of the Narbonnaise towers of our beautiful city.

Environment & Surroundings

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

And Before You Ask

Exposure:	South
Condition:	Good general condition
Heating System:	Central heating (gas)
Reason for selling:	Due to relocation
Currently lived in:	Yes
Condition of Roof:	Very good condition
Drainage:	Connected to mains town system
Gas Supply:	Mains town
Land Tax:	€2133.00

Summary

Property type:	House
Bedrooms:	5
Bathrooms	3
Price	€329,000

Key Information

Year Built:	1950
Internal Area:	194 sqm
Land Area:	90 sqm
Floor:	2

Property Features:

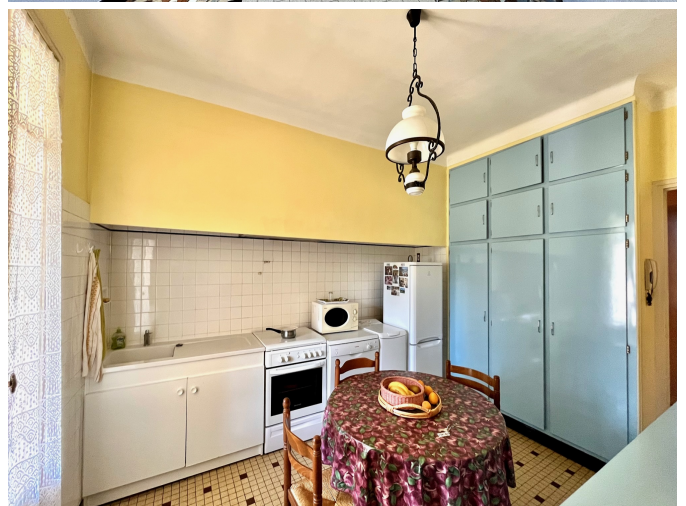
- House with great potential
- ideal for living in and having B&B
- at 300 m from famous castle
- nice garden and can have a pool
- close to all amenities
- one parking space in front of the house
- castle view

Has an Office / Study?	Yes
Has a Garden	Yes
Has a Terrace?	Yes
Has	
ADSL/Broadband?	Yes

Location: Occitanie



Gallery







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You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

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C. BAUER – Sunday Times

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