

# Townhouse at the foot of the médiéval castle in Carcasssonne

Carcassonne, Aude, Occitanie





#### At a Glance

Reference	MFH-MSA61729	Near to	Carcassonne	<b>Price</b> €329,000
Bed	5	Bath	3	Hab.Space 194 sqm
Land	90 sqm	Pool	No	<b>Land Tax</b> €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 gite 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:	H
Bedrooms:	5
Bathrooms	3
Price	€

House 5 3 €329,000

## **Key Information**

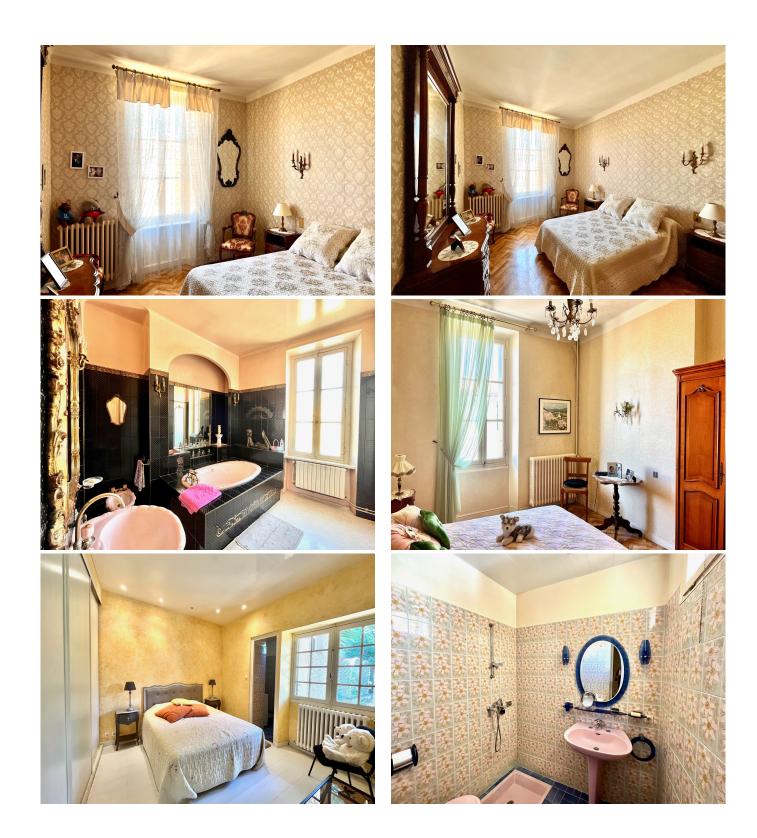
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	Year Built:	1950
	Internal Area:	194 sqm
	Land Area:	90 sqm
	Floor:	2
	Property Features:	
•	House with great	
	potential	
•	ideal for living in	
	and having B&B	
•	at 300 m from	
	famous castle	
•	nice garden and	
	can have a pool	
•	close to all	
	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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my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask. **C. BAUER – Sunday Times** 

Our French property purchase and move to France were made so easy with the help and assistance of myfrench-house.com. They are a committed and professional business – we highly recommend them. S. and L. BROWN



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