

[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

<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
	Reversible
Heating System:	heating system
Reason for selling:	Retiring
Currently lived in:	Yes
Condition of Roof:	Good condition
	Connected to mains town system
Drainage:	
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

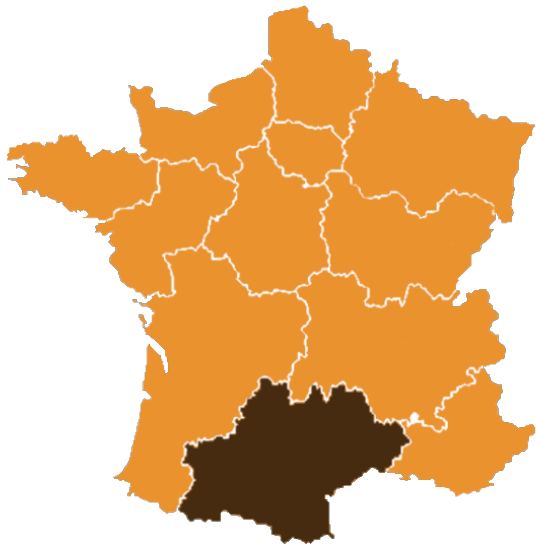
Has a Garden Yes

Has a Terrace? Yes

Has Air  
Conditioning? Yes

Has  
ADSL/Broadband? Yes

**Location: Occitanie**



## Gallery









## As Featured in

THE SUNDAY TIMES A Place in the Sun France The Sunday Telegraph THE GOOD property GUIDE Daily Mail YORKSHIRE POST FRENCH PROPERTY NEWS

Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

### Contact us on:

0845 123 5885 (UK only local rate ) / +44 (0) 113 216 4066,

or email us at [bonjour@my-french-house.com](mailto:bonjour@my-french-house.com).

To see more great properties like this one, visit our daily updated website at [www.my-french-house.com](http://www.my-french-house.com).

### Buying French Property Just Got Easier...

The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

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.

For more information take a look at our [buying guide](#), our [french mortgage](#) and [euro currency exchange](#) pages.

### Testimonials

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 my-french-house.com. They are a committed and professional business – we highly recommend them.

**S. and L. BROWN**



Disclaimer: All properties and services on our website are based on information supplied by our agents, private individuals and other third parties. They are believed to be correct when entered into our systems and at the date this page is printed. Copyright ©2004-2025 my-french-house.com All Rights Reserved