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## Exceptional Home at the Foot of Carcassonne's Medieval Castle

**Carcassonne** , **Aude** , **Occitanie**



**€572,000**

**inc. of agency fees**

**4 Beds   2 Baths   226 sqm   338 sqm**

This renovated home with views of the Medieval walls of the Château offers the perfect mix of history and modern comfort in the heart of Carcassonne.

### At a Glance

**Reference**   MFH-MSA89956

**Bed**   4

**Land**   338 sqm

**Near to**   Carcassonne

**Bath**   2

**Pool**   Yes

**Price**   €572,000

**Hab.Space**   226 sqm

**Land Tax**   N/A

### Property Description

Located in the desirable Barbacane district, just steps away from local shops, the stunning Saint-Gimer Church, and the banks of the Aude River, this beautifully renovated home offers a perfect blend of historic charm and modern comfort. Spanning three levels, this character home with 226 sq.m of living space revolves around a private garden with an 8x4m swimming pool and wooden terraces, ideal for relaxation and entertaining.

Facing the Medieval Cité of Carcassonne, the property provides a prime vantage point to experience the city's most enchanting moments, including the spectacular Bastille Day fireworks, all while enjoying unobstructed views of the ramparts throughout the year. You are just a short walk from the city center via the Pont Vieux, five minutes from the prestigious Carcassonne Golf Club, and twelve minutes from the airport.

## **The Accommodation**

### **The ground floor**

- entrance and office - 28 sqm
- independant toilet - 1.92
- garage but actually bar - 35 sqm
- Summer dining room - 30.70 sqm
- kitchen 2 - 18 sqm

### **The first floor**

- principal kitchen with access to upper terrace - 17.65 sqm
- upper terrace - 3.50 sqm
- bedroom 1 - 18.55 sqm
- bedroom 2 - 14.25 sqm
- bedroom 3 - 9.20 sqm
- bathroom 1 and toilet - 7.48 sqm
- cellar - 4.05 sqm

## **The second floor**

- living room - 40 sqm
- en-suite : bedroom 4 and shower room - 25.35 sqm

## **Outside**

- BBQ area
- easy maintenance
- swimming pool 8X4
- unique views on castle

## **The Area and Access**

- Carcassonne center at 10 minutes walk
- Golf at 5 minutes
- Airport at 12 minutes

***A truly exceptional property, mixing heritage, comfort, and lifestyle, ideal as a main residence, holiday home, or a tourist rental project.***

### Environment & Surroundings

Near	✓
Airport/Ferries?	
Near to Shops?	✓
Near to Schools?	✓
Public Transport?	✓
Near to a Golf	✓
Course?	
Is near the Coast?	✓

### And Before You Ask

Exposure:	South-east
Reason for selling:	Due to relocation
Currently lived in:	Yes
Condition of Roof:	Very good condition
	Connected to mains town system
Drainage:	

## Summary

Property type:	Town house
Bedrooms:	4
Bathrooms	2
Price	€572,000

## Key Information

Year Built:	1890
Internal Area:	226 sqm
Land Area:	338 sqm
Floor:	3

### Property Features:

- Fantastic view on Medieval Castle
- Character
- pool and garden
- two fully fitted kitchen's
- golf not far
- very rare!

Has an Office / Study?	Yes
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Has a Garden	Yes
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Has a Terrace?	Yes
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Swimming Pool?	Yes
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Has Air Conditioning?	Yes
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Has ADSL/Broadband?	Yes
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**Location: Occitanie**



## Gallery











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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 cooling 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**



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