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Magnificent historic property full of charm in Carcassonne

Carcassonne , Aude , Occitanie



€458,000

inc. of agency fees

5 Beds 5 Baths 267 sqm 68 sqm

Historic town house with owners accommodation, a studio and B&B ideally located in a famous street with many restaurants and shops at the foot of the medieval castle in Carcassonne.

At a Glance

Reference MFH-MSA62804
Bed 5
Land 68 sqm

Near to Carcassonne
Bath 5
Pool No

Price €458,000
Hab.Space 267 sqm
Land Tax €6369.00

Property Description

This historic town house is part of an old manor at the foot of the medieval castle in Carcassonne, close to all amenities and in a famous street with many restaurants and shops. The property is in the calm part of the street which is pedestrian during the touristic season. This town manor property is divided into several parts. The owner lives in the main part which has a courtyard and garden. The property has also a studio and three

separate Suites with each toilet and bathroom which are all rented as B&B.

THE ACCOMMODATION

The owners house

- court plus higher terrace - 28 sqm
- entrance and hall - 7.67 sqm
- living room - 78 sqm
- dining room - 27 sqm
- kitchen - 14.02 sqm
- terrace and garden - 40 sqm
- laundry - 5.40 sqm
- suite 1 with bathroom - 23.70 sqm
- office - 5.75 sqm
- landing - 18 sqm
- bedroom 2 - 13.20 sqm
- bedroom 3 - 12.62 sqm
- bathroom 6.82 sqm

Bed & Breakfast part

- B&B - 26.34 sqm
- 1 independant studio with kitchen - 28 sqm

OUTSIDE

- 4 private parkings
- covered commun terrace
- wine cellar - 44 sqm
- automatic gate entrance with digital code

ABOUT THE AREA AND ACCESS

- Carcassonne castle at 5 minutes
- shops and cafés in the street
- Carcassonne international airport at 10 minutes drive
- canal du Midi, station, center of town between 10 and 15 minutes walk

Very good rentablity thanks to its excellent location!

Environment & Surroundings

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

And Before You Ask

Exposure:	South
Condition:	Ready to move in
Heating System:	Central heating (gas)
Reason for selling:	Retiring
Currently lived in:	Yes
Condition of Roof:	Very good condition
Drainage:	Connected to mains town system
Gas Supply:	Mains town
Land Tax:	€6369.00

Summary

Property type:	Chambre d'Hote or Gite
Bedrooms:	5
Bathrooms	5
Price	€458,000

Key Information

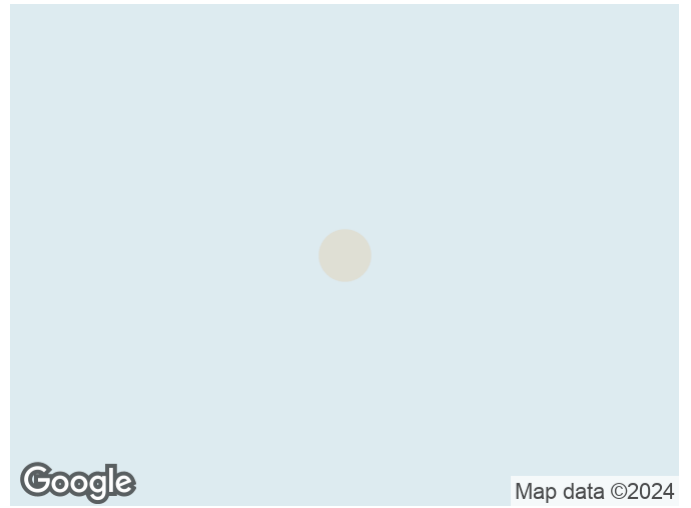
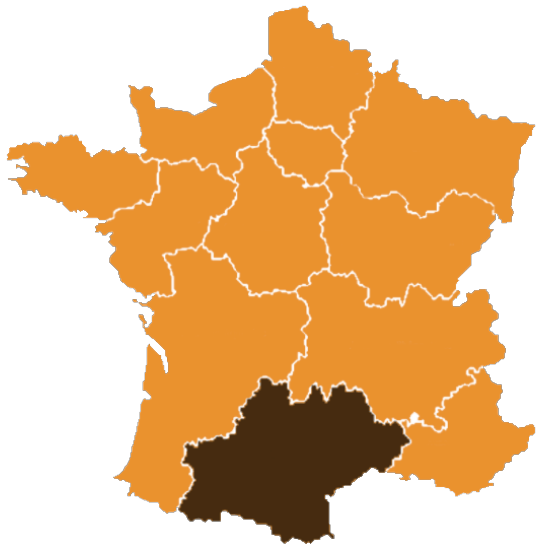
Year Built:	1750
Internal Area:	267 sqm
Land Area:	68 sqm
Floor:	2
How many Outbuildings:	1
Number of Fireplaces:	1

Property Features:

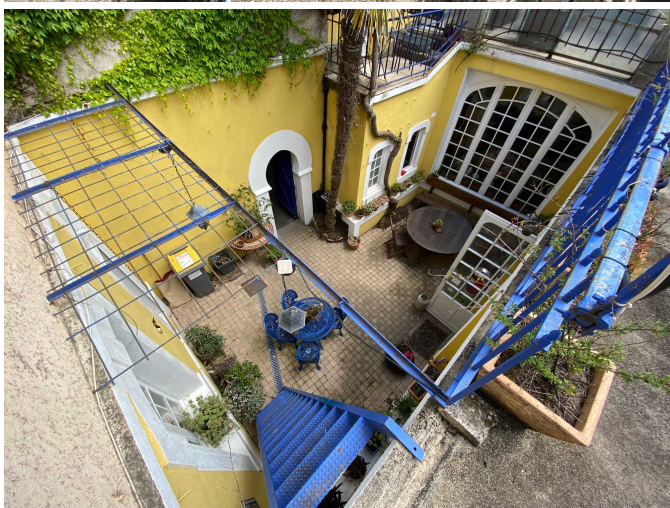
- Property full of charm
- 4 parking spaces in private property
- private house with court and garden
- little view on Carcassonne Castle
- golf course at 7 minutes !
- independant studio with bacony and little terrace

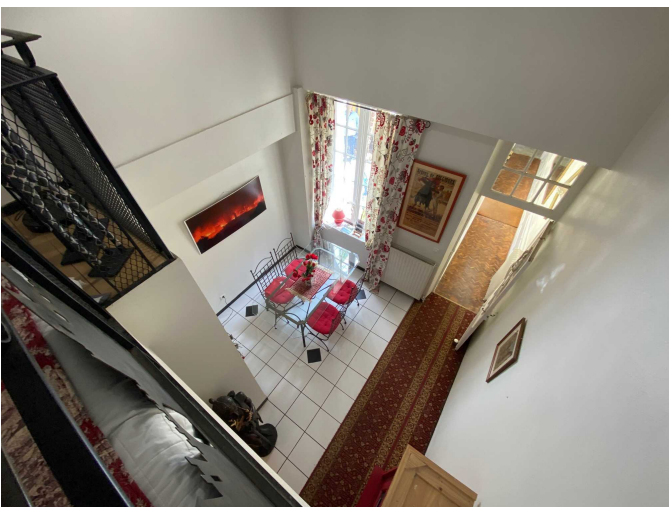
Has a Wine Cellar	Yes
Has an Office / Study?	Yes
Has a Garden	Yes
Has a Terrace?	Yes
Has Air Conditioning?	Yes
Has ADSL/Broadband?	Yes

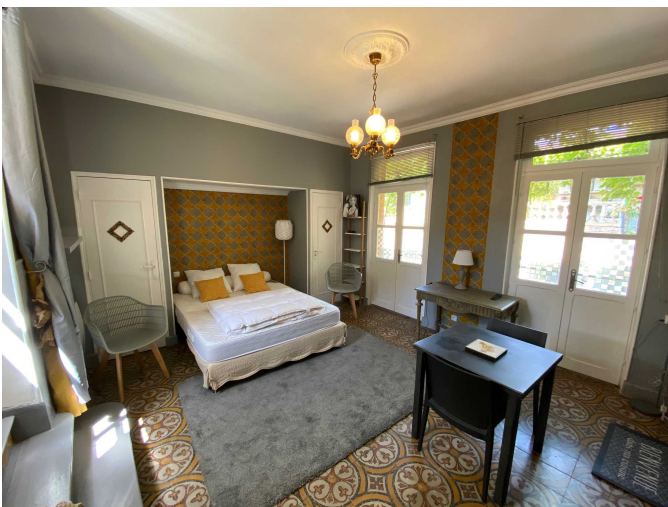
Location: Occitanie



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