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# **Grand House Centre of Carcassonne**

Carcassonne, Aude, Occitanie



€599,000

inc. of agency fees

**7** Beds **6** Baths **315** sqm **0.12** ha

This superb family home has high ceilings, marble floors a grand staircase and large, light rooms. Outside there is a spacious mature garden with koi fish pond, large pool and shaded dining spaces. The...

## At a Glance

Reference MFH-MPADOP011	4 Near to	Carcassonne	<b>Price</b> €599,000
<b>Bed</b> 7	Bath	6	<b>Hab.Space</b> 315 sqm
<b>Land</b> 0.12 ha	Pool	No	Land Tax N/A

### **Property Description**

This superb family home has high ceilings, marble floors a grand staircase and large, light rooms. Outside there is a spacious mature garden with koi fish pond, large pool and shaded dining spaces. The best part is that all of this is just a few minutes walk from the centre of Carcassonne – a really rare find

#### Ground floor

Entrance hall with marble floors and a magnificent staircase, WC/cloakroom, large living room with sliding doors into dining room, library/office and fully fitted kitchen with granite worktops.

## First floor

5 double bedrooms each with en-suites shower or bathrooms and a laundry room/storage cupboard.

#### Second Floor

A self-contained apartment with air conditioning, consisting of 2 bedrooms, shower room, reading area, and kitchenette. There is approximately 30m2 of additional space that could be renovated to enlarge this area. The 2 bedrooms have an income potential as a B&B of approximately 10k€ per year.

Basement

Large basement (100m2) consisting of a garage, utility, playroom/TV room, workout room and wine cellar which has an air conditioning system.

#### Additional

The house is heated by village gas. There are also solar panels that produce about €1800 per year income. Also in the house is an integrated vacuum system - making hoovering this large property a little easier

#### Outside

There is a large wooden terrace (which opens out from the dining room) which has a beautiful wisteria providing shade and overlooks the 10mx8m pool (salt). The pool has an electric cover and counter-current for lap swimming.

The Mediterranean garden includes many fruit trees including; pomegranate, fig and olive. There is also a koi pond, built-in BBQ, a covered terrace and parking for several vehicle. The house is completely fenced and there is an electric gate to access the parking area.

#### Location

Located in a sought-after part of Carcassonne, just a few hundred meters from all of the local shops and schools, and just 5 minutes away from the Carcassonne airport.

This large house is perfect for a family or anyone interested in the potential to create a profitable hospitality business.

# **Key Information**

Property type: House

Bedrooms: 7
Bathrooms 6

Price €599,000

Address Carcassonne, Aude, Occitanie

# **Additional Information**

Year Built: 1957

Internal Area: 315 sqm

Land Area: 0.12 ha

# **Location: Occitanie**





# Gallery







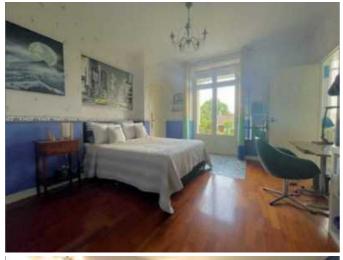




















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S. and L. BROWN



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