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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-MPADOP0114	Near to	Carcassonne	Price	€599,000
Bed	7	Bath	6	Hab.Space	315 sqm
Land	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



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S. and L. BROWN



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