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Renovated town house 5 minutes from Carcassonne castle

Carcassonne , Aude , Occitanie



€468,000

inc. of agency fees

4 Beds 2 Baths 170 sqm 973 sqm

Lovely fully renovated town house with a garden close to all amenities and to the famous medieval castle in Carcassonne in the Aude (11).

At a Glance

Reference MFH-MSA46637
Bed 4
Land 973 sqm

Near to Carcassonne
Bath 2
Pool No

Price €468,000
Hab.Space 170 sqm
Land Tax €3700.00

Property Description

Lovely traditional town house situated close to all amenities and close to the famous medieval castle in Carcassonne ! The renovation has just been finished and nobody hasn't lived in it since, it's ready for you.

The house has a lovely garden with excellent potential and can have a pool put in. The property could be split in two parts which could be useful for B&B or gite activity.

The Accommodation

The ground floor

- Main entrance - 5.79 sqm
- kitchen 1 - 6.3 sqm
- living room 1 - 19.71 sqm
- second entrance - 3.45 sqm
- kitchen 2 - partly equipped - 12 sqm and access to garages and cellar
- dining room - 15.12 sqm
- living room 2 - 14 .57 sqm

The first floor

- landing 1 - 3.07 sqm
- bedroom 1 - 20.35 sqm
- shower room 1 - 6.79 sqm
- access to tower and it's office or bedroom 5 - 7 sqm
- landing 2 - 1.5 sqm
- bedroom 2 or office - 6 sqm
- bedroom 3 - 20 sqm
- bedroom 4 - 12.22 sqm
- dressing - 2.53 sqm
- shower room 2 - 4.94 sqm

Outside

- easy maintenance
- possibility to put in a pool

Additional information

- garage 1 49.2 sqm
- garage 2 19.96 sqm
- garage 3 - 14.98 sqm
- wine cellar - 9.14 sqm

The area and access

- Carcassone castle at 5 minutes
- town center at 10 minutes

- international airport at 12 minutes
- seaside and ski approx. 1 hour / 2 hours drive

Environment & Surroundings

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

And Before You Ask

Exposure:	South
Year of Renovation:	2021
Condition:	Ready to move in
Heating System:	Central heating (gas)
Reason for selling:	Due to relocation
Condition of Roof:	Excellent
Drainage:	Connected to mains town system
Gas Supply:	Mains town
Land Tax:	€3700.00

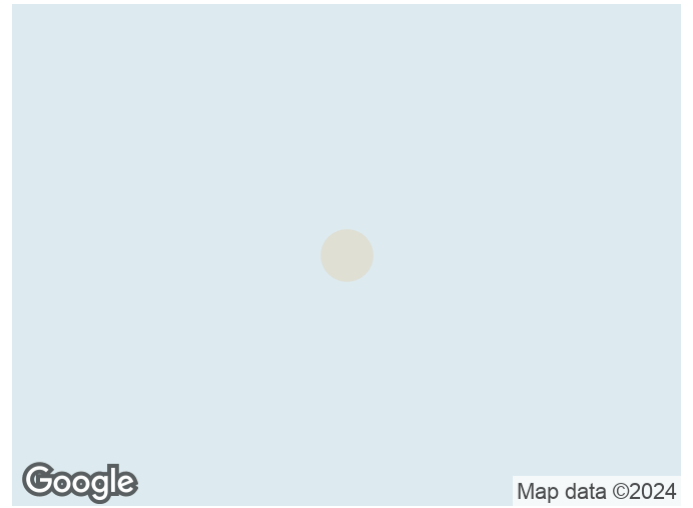
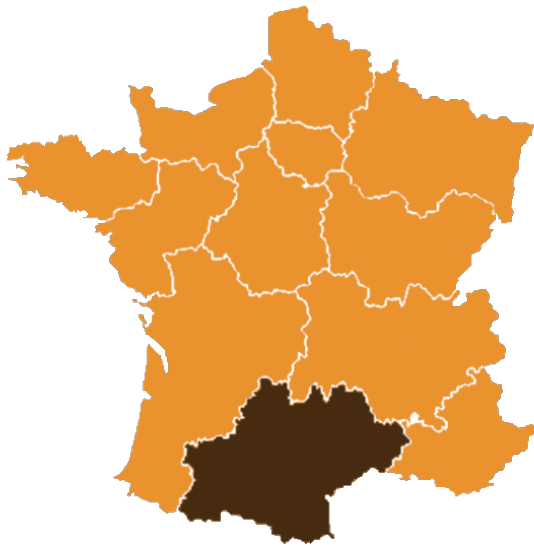
Summary

Property type:	Town house
Bedrooms:	4
Bathrooms	2
Price	€468,000

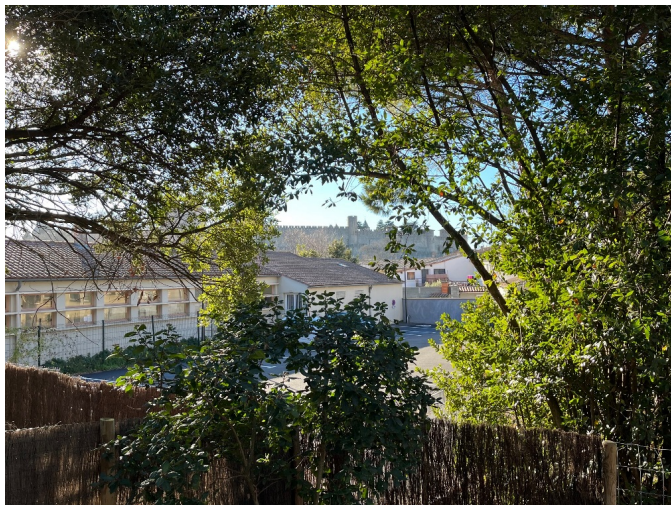
Key Information

Year Built:	1900
Internal Area:	170 sqm
Land Area:	973 sqm
Floor:	2
How many Outbuildings:	1
Number of Fireplaces:	1
Property Features:	
• View on part of Castle walls and towers	
• at 5 minutes from Carcassonne Castle	
• center of city at 10 minutes walk	
• Entirely renovated	
• full of charm	
Has a Wine Cellar	Yes
Has an Office / Study?	Yes
Has a Garden	Yes
Has a Terrace?	Yes
Has ADSL/Broadband?	Yes

Location: Occitanie



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C. BAUER – Sunday Times

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