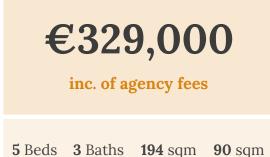


# Townhouse at the foot of the médiéval castle in Carcasssonne

#### Carcassonne, Aude, Occitanie





Character house with garden and an independent apartment for sale in Carcassonne, with shops and the castle all in walking distance.

## At a Glance

Reference	MFH-MSA61729	Near to	Carcassonne	<b>Price</b> €329,000
Bed	5	Bath	3	Hab.Space 194 sqm
Land	90 sqm	Pool	No	<b>Land Tax</b> €2133.00

#### **Property Description**

Character house with garden and an independent apartment for sale in Carcassonne, with shops and the castle all in walking distance.

The house offering 194 sq.m of living area consists of a large entrance of 26m 2; serving a bedroom with bathroom, another bedroom and a 2-room apartment of 31m 2;. the hall also gives access to the garden without screw a vis .

Upstairs, a large living room of 41 sqm;, a kitchen, 2 bedrooms, toilet, and a bathroom with bath and shower.

# The Accommodation

## The ground floor

- entrance and huge hall 26 sqm
- independant flat or gite with kitchen, dining roomm and bedroom 1- 31.27 sqm
- suite 1 with bedroom 2 could be added to the gîte 15 sqm
- bedroom 3 15.52 sqm

## The first floor (owners part) :

- landing and hall 9.10 sqm
- living room 40.87 sqm
- kitchen with access to upper covered terrace 12.76 sqm
- bedroom 4 13.64 sqm
- bedroom 5 14.85 sqm
- bathroom and shower 12.17 sqm
- dressing 1.97 sqm
- wc indépendant 1.10 sqm

# Outside

- BBQ area
- easy maintenance
- fountain and pond
- possibility to build a pool
- covered terrace

# The area and access

- 5 minute walk to the castle
- amenities close
- golf course at 10 minutes

Enjoy the terrace with view of the Narbonnaise towers of our beautiful city.

## **Environment & Surroundings**

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

~	
$\checkmark$	
$\checkmark$	
$\checkmark$	
~	

### And Before You Ask

Exposure:	South
Condition:	Good general condition
Heating System:	Central heating (gas)
Reason for selling:	Due to relocation
Currently lived in:	Yes
Condition of Roof:	Very good condition
Drainage:	Connected to mains town system
Gas Supply:	Mains town
Land Tax:	€2133.00

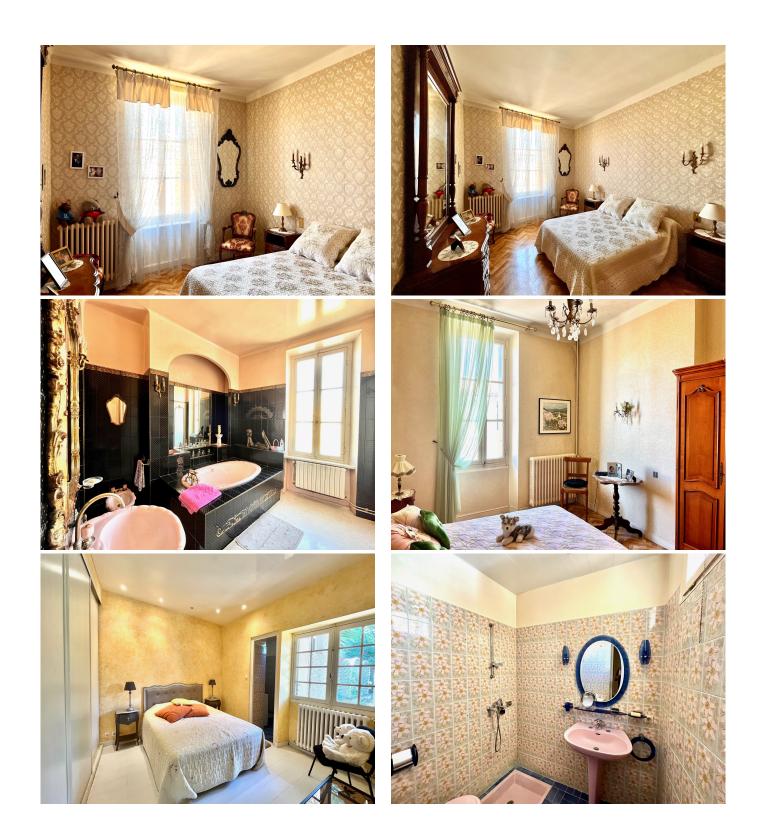
Summary		Key Information
Property type:	House	Year Built: 1950
Bedrooms:	5	Internal Area: 194 sqm
Bathrooms	3	Land Area: 90 sqm
Price	€329,000	Floor: 2
		Property Features: - House with great potential - ideal for living in and having B&B - at 300 m from famous castle - nice garden and can have a pool - close to all amenities - close to all amenities - one parking space in front of the house - castle view - the house - castle view - cas

**Location: Occitanie** 



## Gallery









THE SUNDAY TIMES A Place Sun France The Sunday Telegraph property Daily Hail YORKSHIRE POST FRENCH

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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 calling off period has expired. It takes an average of three months to buy a property in France.

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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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