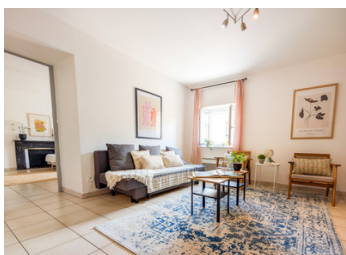


## Bright & Central Carcassonne 2 bedrooms Apartment – Great Investment Opportunity or Second Home

EXCLUSIVE



## INFORMATION

Town:	Carcassonne
Department:	Aude
Bed:	2
Bath:	1
Floor:	65 m <sup>2</sup>
Plot Size:	0 m <sup>2</sup>

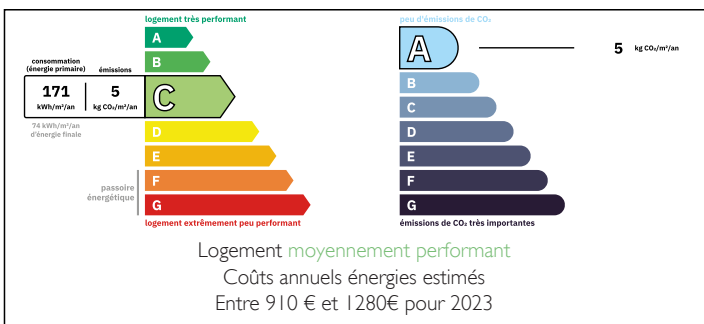
## IN BRIEF

Just steps from Carcassonne's vibrant restaurants, shops, and a car park, this charming two-bedroom apartment is tucked away on the third and top floor of a beautiful period building.

Bathed in natural light, it offers a spacious living area with a fully equipped kitchen, two comfortable bedrooms (one featuring a decorative original fireplace), a bathroom with washing machine, a wc and a storage space.

Furnished simply, it's an ideal lock-up-and-leave pied-à-terre, and a smart investment opportunity thanks to the strong demand for holiday rentals in this sought-after tourist destination (a gross yield of around 10% is realistically achievable). Carcassonne's Medieval City welcomes over 2.5 million visitors each year between April and October and a peak in December.

## ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## DESCRIPTION

Living here means enjoying the rich history and vibrant local culture right at your doorstep. Just a short walk from the iconic Cité de Carcassonne, a UNESCO World Heritage site, you'll have direct access to medieval streets, breathtaking views, and a lively atmosphere that draws visitors from around the globe. Imagine waking up to fresh croissants and a warm baguette from the bakery just around the corner — a true French experience.

Beyond the city's cultural treasures, Carcassonne is ideally located between the Pyrénées mountains and the Mediterranean coast, offering endless possibilities for outdoor activities, from hiking and skiing to beach days along the southern French shores. With an international airport nearby, you're perfectly positioned for easy access to the rest of Europe (London, Dublin, Bruxelles, Cagliari...).

For those looking to settle in the South of France, this apartment not only offers a cozy base but also presents a strong investment opportunity, thanks to the area's high demand for seasonal rentals. With Carcassonne's steady influx of tourists, you can expect attractive rental yields in a market that continues to grow.

Whether you're seeking a relaxing retreat, a charming pied-à-terre, or a smart investment in one of France's most beloved regions, this apartment is the perfect gateway to the South of France.

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

## LOCAL TAXES

**Taxe foncière: 1210 EUR**

## NOTES