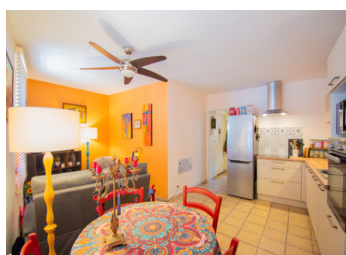


Stunning 2 bed apartment in Carcassonne with an exceptional view of the Castle.

## EXCLUSIVE



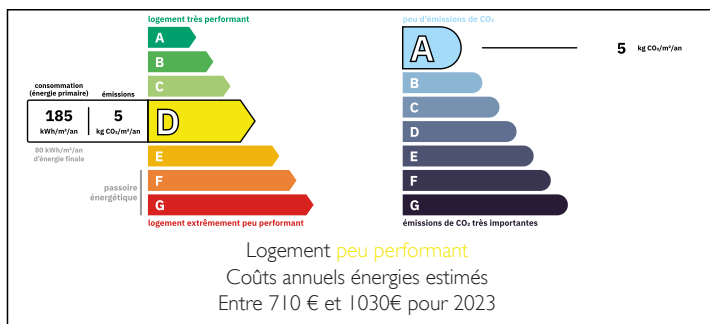
## INFORMATION

|                |             |
|----------------|-------------|
| Town:          | Carcassonne |
| Department:    | Aude        |
| Bed:           | 2           |
| Bath:          | 1           |
| Floor:         | 47 m2       |
| Outside Space: | 15 m2       |

## IN BRIEF

A Rare Jewel at the Foot of the Cité – 2-Bedroom Apartment with Breathtaking Views  
Wake up to the towers of medieval Carcassonne from this beautifully positioned first-floor apartment. Featuring two bedrooms with balcony access, an open-plan living space, and spectacular views of the castle, this is a unique opportunity to own a home steeped in charm and history.

## 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.



## LOCAL TAXES

Taxe foncière: 1111 EUR

## NOTES

## DESCRIPTION

For Sale – 2-Bedroom Apartment with Exceptional Castle Views in the Heart of Carcassonne

Located on the first floor of a well-maintained building in the city centre, this charming 2-bedroom apartment offers a rare opportunity to own a property with uninterrupted, panoramic views of the medieval Cité de Carcassonne.

Property Features:

2 bedrooms, each with direct access to a private balcony overlooking the castle

Spacious living area with open-plan kitchen

Modern shower room and a separate WC

Bright and airy layout, ideal as a primary residence, holiday home, or rental investment

Situated in a sought-after central location, walking distance to shops, restaurants, and historic sites

This apartment combines comfort, character, and a truly exceptional view, making it a standout property in Carcassonne's historic core.

1. Kitchen (Blaupunkt induction hob and oven, Electrolux Dishwasher and Whirlpool Microwave/Grill) [Brand New]
2. Energy efficient heater/radiator in dining room/lounge [Brand New]
2. Hot Water Tank [Brand New]
4. Toilet and ventilation system VMC (including venting in the Kitchen) [Brand New]

And a relatively new Samsung Fridge/Freezer and Electrolux Washing Machine (with 1400rpm spin cycle and Steaming cycle)

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This apartment comes with all you could ask for