

Four beautiful holiday apartments in the centre of Carcassonne. Great rental potential.



## INFORMATION

|             |             |
|-------------|-------------|
| Town:       | Carcassonne |
| Department: | Aude        |
| Bed:        | 8           |
| Bath:       | 4           |
| Floor:      | 280 m2      |
| Plot Size:  | 203 m2      |



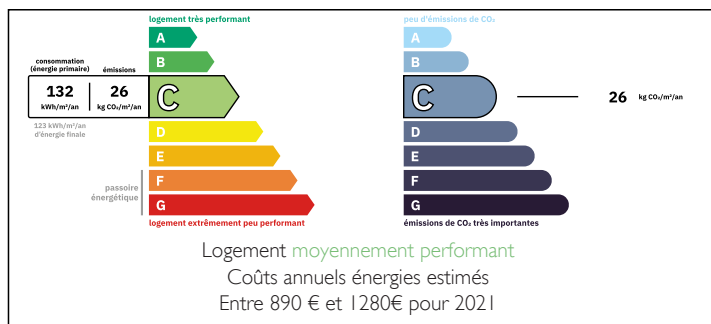
## IN BRIEF

Four fantastic rental apartments in the city centre next to the Cathedral and the busy Place Carnot. Recently modernised and beautifully presented throughout, this is a great investment opportunity. The apartments benefit from central heating and some outside space, and provide year-round rental income.

The ground floor apartments sleep 2 and 4, the first floor apartment also sleeps 4, and the second floor apartment sleeps 5. All are fully self-contained, with modern, well equipped kitchens and stylish bathrooms but retain their original character in the other rooms.

A successful business in an unbeatable location.

## ENERGY - DPE



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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: 5586 EUR**

## NOTES

## DESCRIPTION

In a prime location overlooking the Cathedral St Michel, close to the lively Place Carnot and only a short walk from the medieval city, these apartments could not be better placed for tourists. Each apartment is tastefully decorated, mixing the charm of the old with every modern convenience. All are centrally heated and attract visitors year round.

Cosy ground floor apartment "Jeanne" sleeps 2, and comprises a kitchen / living room (10m<sup>2</sup>), bedroom (10m<sup>2</sup>), shower room and WC. There is a small private courtyard / garden, ideal for aperos.

Spacious ground floor apartment "Le Jardin" sleeps 4 in comfort and comprises entrance lobby, sitting room (12m<sup>2</sup>), living/dining room (18m<sup>2</sup>), kitchen (9m<sup>2</sup>), laundry room, shower room, WC and 2 bedrooms (each 12m<sup>2</sup>). There is a large private courtyard for outside dining.

Note that there is access to the cellar with central heating boiler from this apartment.

A separate access and stone staircase leads to the first floor apartment "La Terrasse" which sleeps 4. This bright and airy apartment, with a superb view of the cathedral, comprises spacious living/dining room (28m<sup>2</sup>), kitchen (10m<sup>2</sup>), 2 bedrooms (8m<sup>2</sup> and 14m<sup>2</sup>), shower room and WC. The high-spot is the shrub-lined terrace, perfect for dining or relaxing in the lee of the cathedral.

The stone staircase continues to another beautiful apartment on the second floor, "Carcasses", which sleeps 5. The comfortable accommodation includes living/dining room (18m<sup>2</sup>), kitchen (8m<sup>2</sup>) with utility room, 3 bedrooms (13m<sup>2</sup>, 12m<sup>2</sup> and 8m<sup>2</sup>), shower room and WC.

There is a large car...