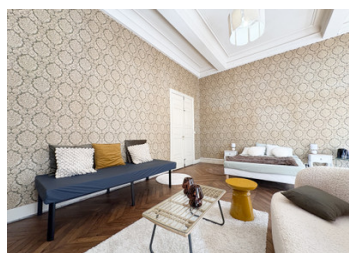


Elegant Haussmann-style apartment with a large quiet terrace in the heart of Carcassonne.



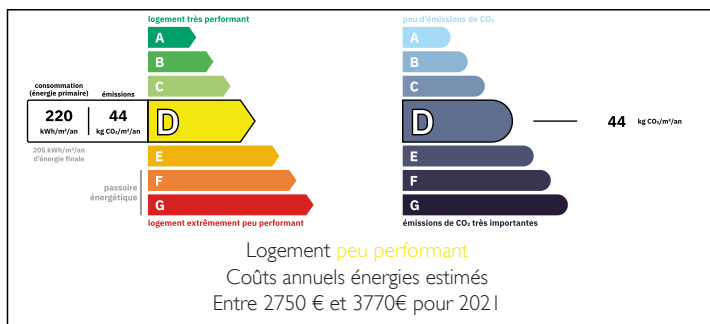
INFORMATION

Town:	Carcassonne
Department:	Aude
Bed:	3
Bath:	1
Floor:	191 m2
Outside Space:	110 m2

IN BRIEF

In the heart of Carcassonne's Bastide Saint-Louis, this elegant Haussmann-style apartment of 190 m² combines authentic charm with generous volumes and a rare outdoor space. Set in a characterful townhouse, it offers 5 rooms including 3–4 spacious bedrooms, a bright living room, parquet floors in excellent condition, and beautiful Caunes marble fireplaces. A vast, peaceful terrace provides exceptional outdoor living in the city center. With its high ceilings, moldings, and two separate entrances, the apartment preserves all the appeal of period architecture while offering potential for modern refreshment to suit your style. Ideally located close to shops, schools, the train station, airport shuttle, and local transport, this property is perfect as a primary residence, a second home, or a rental investment. A rare opportunity in a sought-after district of Carcassonne.

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: 3069 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

In the very heart of Carcassonne's Bastide Saint-Louis, discover this rare and elegant Haussmann-style apartment set within a historic townhouse of character. Located on the first floor (without lift), the property offers an impressive surface area of 190 m² and an extraordinary 100 m² private terrace, a true rarity in the city center.

This apartment harmoniously combines the timeless charm of period architecture — high ceilings with moldings, parquet flooring, and Caunes marble fireplaces — with the potential to modernize and personalize according to your taste.

Layout & Features

Generous volumes: 5 main rooms, including 3 spacious bedrooms (35 m² and 2 x 20 m²), one with its own small terrace.

Bright living spaces: A 32 m², light-filled living room and a separate dining room of 18 m², which could easily be transformed into a 4th bedroom if desired.

Functional kitchen of 13,5 m²: In need of updating, offering an opportunity to design your ideal culinary space.

Bathroom & WC: One bathroom and a separate toilet for practicality.

Abundant storage: Numerous cupboards and storage areas throughout.

Outdoor lifestyle: The remarkable 100 m² terrace, while overlooked, offers a generous and private space for al fresco dining, entertaining, or simply relaxing in the heart of town.

Comfort & Upgrades

Brand-new gas combi boiler for modern efficiency.

Updated electrics, ensuring peace of mind.

Electric shutters installed in two bedrooms for added comfort.