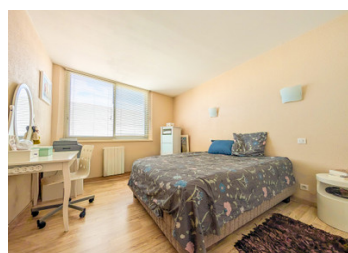


## Light-filled two-bedroom apartment with open views of the Medieval Cité- center of Carcassonne



## INFORMATION

Town:	Carcassonne
Department:	Aude
Bed:	2
Bath:	1
Floor:	100 m <sup>2</sup>
Plot Size:	0 m <sup>2</sup>

## IN BRIEF

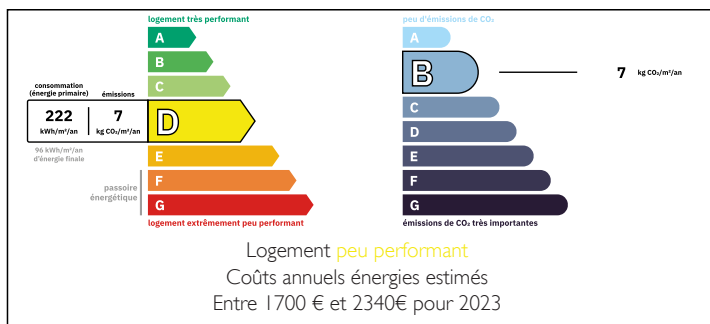
Bright and airy, with a view of the Cité, this apartment enjoys a prime location in the heart of Carcassonne. Situated on the top floor of a small co-ownership, it offers generous living spaces and a warm, welcoming atmosphere.

The open-plan living area with kitchen, approximately 43 m<sup>2</sup>, is flooded with natural light and benefits from air conditioning for year-round comfort. The two bedrooms are spacious (around 15 m<sup>2</sup> each) and come with built-in wardrobes.

The modern bathroom, featuring a bathtub and double sinks, the separate WC, and a storage room complete this functional and comfortable home.

A 33 m<sup>2</sup> cellar is included, and a garage can be purchased as an option. Parking is convenient, either free on the street or nearby in an underground lot available by subscription.

## 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

An Ideal Location in the Heart of the Region

This apartment enjoys a prime location in the center of Carcassonne, just steps away from the medieval Cité and all the shops, restaurants, and daily services. The city is vibrant and lively, offering a rich historical and cultural heritage, as well as numerous events throughout the year.

For nature lovers and those seeking adventure, the region boasts diverse landscapes: vineyards of the Minervois and Cabardès, lush hills, rivers, and lakes for outdoor activities. Food and wine enthusiasts will appreciate the many local producers and traditional markets.

Carcassonne benefits from an airport and a train station, offering quick connections to Toulouse, Paris, and other French and European destinations (London, Dublin, Bruxelles, Cagliari...) facilitating both business travel and leisure trips. This strategic location allows residents to fully enjoy local life while staying well-connected to the rest of the region and the country.

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Co-owned building of 21 units  
Provisional annual charges: 860€

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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: 1760 EUR**

**Taxe habitation: EUR**

## NOTES