

Spacious and bright family home with 5/6 bedrooms, full basement, double garage and workshop



## INFORMATION

|             |                     |
|-------------|---------------------|
| Town:       | Carcassonne         |
| Department: | Aude                |
| Bed:        | 5                   |
| Bath:       | 2                   |
| Floor:      | 243 m <sup>2</sup>  |
| Plot Size:  | 1025 m <sup>2</sup> |

## IN BRIEF

Spacious and bright family home offering generous volumes in a quiet residential area of Carcassonne.

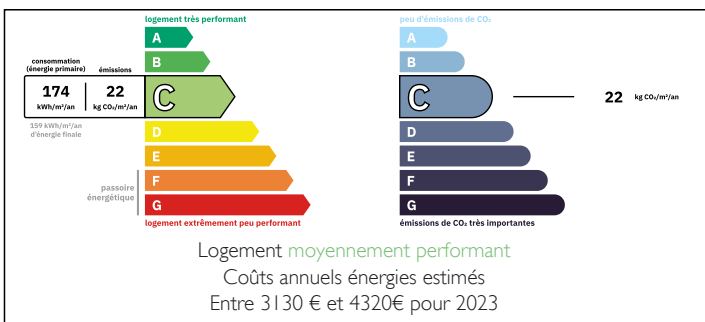
The property includes a full basement of approx. 120 m<sup>2</sup> with 2 garages, workshop space and a laundry room.

On the first floor, you will find large living areas with a bright dining kitchen opening onto a terrace, a living room with wood-burning insert, one bedroom, a large dressing room with water point (easily convertible into a 6th bedroom), a shower room and separate WC.

The second floor offers four additional spacious bedrooms, all with built-in wardrobes, as well as a second shower room and WC.

A continuous balcony connects the upper level to the swimming pool area, creating a seamless

## 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

### LOCATION:

The property is ideally located just 800 meters from Carcassonne train station and the town centre (around a 10-minute walk), and only a 10-minute drive from Carcassonne Airport.

It offers the perfect balance between convenience and peaceful living, allowing you to enjoy all amenities within walking distance while benefiting from a quiet residential environment and a comfortable-sized garden. HEATING SYSTEMS AND

### TECHNICAL FEATURES:

The property benefits from several heating systems:

- Reversible air conditioning (installed in all living areas and bedrooms)
- Two wood-burning inserts (kitchen and living room)
- Central heating via gas boiler (installed at the end of 2019)

Insulated attic (2020)  
High-performance double glazing, with some windows replaced at the end of 2019  
Electric roller shutters

## LOCAL TAXES

**Taxe foncière: 4983 EUR**

## NOTES

### SURFACES:

Full basement of approx. 120 m<sup>2</sup> including 2 garages, 2 workshops and a laundry room

### First floor:

- Entrance: 14.9 m<sup>2</sup>
- Living room: 32.7 m<sup>2</sup>
- Kitchen: 31.5 m<sup>2</sup>
- Dressing room: 16.4 m<sup>2</sup>
- WC: 3.2 m<sup>2</sup>
- Bathroom: 5.8 m<sup>2</sup>
- Bedroom 1: 16.2 m<sup>2</sup>