

Postcard Views of Carcassonne – Apartment with Terraces & Private Guest Suite



INFORMATION

Town:	Carcassonne
Department:	Aude
Bed:	3
Bath:	2
Floor:	104 m ²
Plot Size:	0 m ²



IN BRIEF

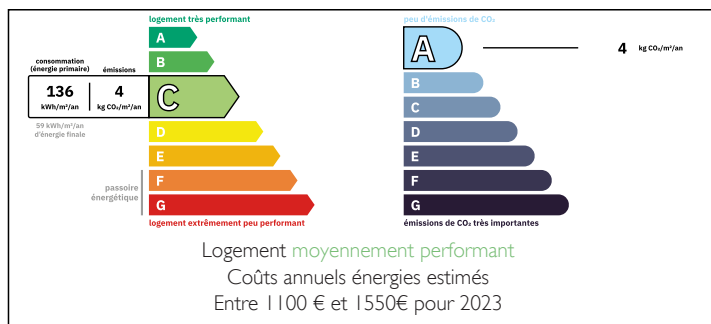
Set on the heights of Carcassonne, this beautifully presented apartment enjoys breathtaking panoramic views of the Carcassonne, the Canal du Midi and the Pyrenees.

Offering around 104 m² of living space, the property combines comfortable main accommodation with a fully independent guest suite featuring its own terrace, private jacuzzi and a shower room with WC—ideal for hosting friends or generating rental income.

The main apartment includes a bright living area opening onto a second terrace, a fully equipped kitchen, two bedrooms with storage, a shower room and a separate WC.

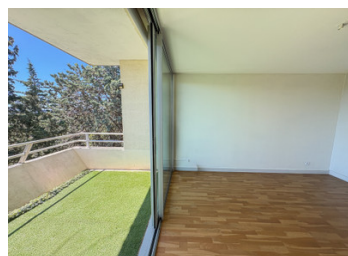
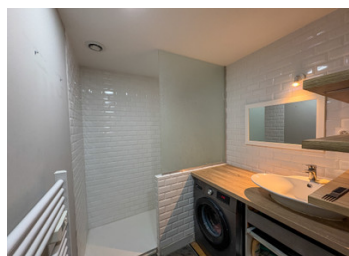
With two separate terraces (approx. 17 m² in total) and two private parking spaces—perfect for owners and guests—this is an ideal lock-up-and-leave home

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

Set in an elevated position in Carcassonne, this beautifully presented apartment enjoys truly breathtaking panoramic views over the Carcassonne, the Canal du Midi and the Pyrenees mountains—an exceptional setting in one of southern France's most iconic destinations.

Offering approximately 104 m² of living space, the property is thoughtfully designed to provide both comfortable everyday living and excellent rental potential. It currently comprises a spacious main apartment alongside a fully independent guest suite of around 25 m², which is successfully operated as a bed and breakfast.

The guest suite features its own private terrace with stunning views, a private jacuzzi and a shower room with WC, creating a peaceful and intimate space ideal for visitors. It can continue to be run as a high-performing rental business, with an estimated income of €34,000 in 2025, or be used to host family and friends in complete privacy.

The main apartment offers a bright and welcoming living area opening onto a second terrace, a fully equipped kitchen with open views, two comfortable bedrooms with built-in storage, a modern shower room and a separate WC.

A key advantage of this property is its flexibility. The layout allows for three distinct uses:

- *A main residence with a separate guest suite generating income
- *A fully furnished rental property for short-term lets (Airbnb)
- *A spacious single home by seamlessly integrating the guest suite into the main apartment

Additional features include independent reversible air conditioning in both living spaces, two separate terraces (totalling approximately 17 m²) and two private parking spaces—ideal...

LOCAL TAXES

Taxe foncière: 2237 EUR

Taxe habitation: EUR

NOTES