

Elegant Bourgeois Home with Pool in Carcassonne - Period Elegance, Grand Spaces and Endless Potential



INFORMATION

Town:	Carcassonne
Department:	Aude
Bed:	5
Bath:	3
Floor:	315 m2
Plot Size:	1685 m2

IN BRIEF

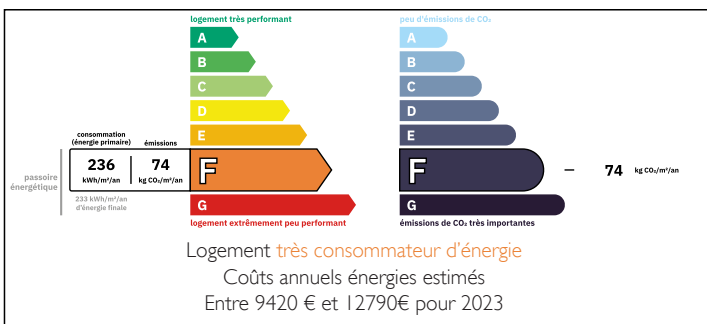
Set in a peaceful residential area of Carcassonne, this elegant bourgeois home is sure to captivate those dreaming of restoring a truly characterful French residence. Hidden behind its charming Virginia creeper-covered façade are generous living spaces, impressive ceiling heights and a wealth of original features, including beautiful wooden floors, a striking fireplace, period doors and bespoke solid wood cabinetry.

The ground floor offers two bright reception rooms opening onto the terrace and an intimate garden with an impressive swimming pool of approximately 15 x 7 metres. The kitchen enjoys lovely views over the garden and leads to a practical utility room.

The five bedrooms, including two exceptional rooms of around 35 m², are spread across the two upper floors, together with three bathrooms and a study



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

Carcassonne is one of the most iconic destinations in the South of France, renowned for its UNESCO-listed medieval fortress, La Cité, and its rich historical heritage. Beyond its famous ramparts, the town offers a vibrant yet relaxed lifestyle with shops, cafés, restaurants and cultural events throughout the year. The surrounding area is equally appealing, with rolling vineyards, picturesque villages, and easy access to the Montagne Noire, the Corbières, and the Mediterranean coast, all within a short drive. Carcassonne also benefits from excellent transport links, including an airport with regular flights to several major European cities (London, Manchester, Dublin, Bruxelles...), making it an ideal location for both permanent living and holiday homes.

LOCAL TAXES

Taxe foncière: 5732 EUR

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

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