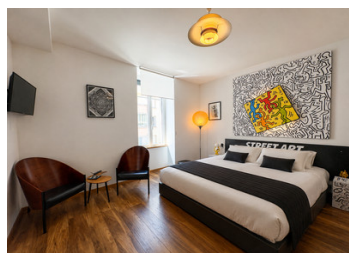
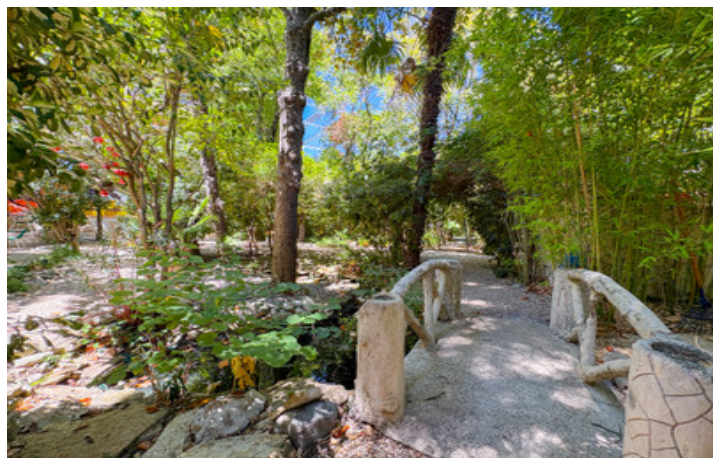


Elegant Townhouse with Secret Garden & Established Boutique B&B in the Heart of Carcassonne



INFORMATION

Town:	Carcassonne
Department:	Aude
Bed:	6
Bath:	7
Floor:	425 m2
Plot Size:	1129 m2

IN BRIEF

Step into an oasis of calm just minutes from Carcassonne's vibrant city center and the world-famous UNESCO Medieval Cité.

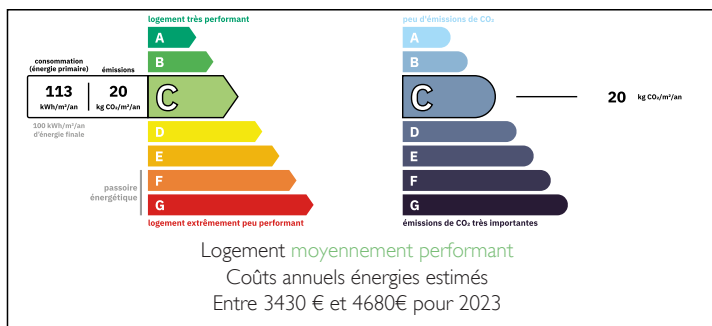
This exquisitely renovated 425 m² 1950s townhouse seamlessly blends historic charm with high-end contemporary comfort.

Previously operated as a highly successful boutique B&B, the main residence features five generously proportioned, beautifully appointed suites, each with a private en-suite bathroom.

A rare and exceptional highlight is the secluded 700m² walled landscaped garden—a true "secret garden" offering a peaceful retreat in the heart of the city.

Furthermore, a fully independent guest house provides perfect accommodation for owners, extended family, or extra rental income. Whether

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

Behind an unassuming façade in one of Carcassonne's most desirable residential neighborhoods lies a truly exceptional property. A masterclass in elegant 1950s architecture seamlessly updated for modern luxury living, this pristine 425 m² residence offers an exclusive lifestyle just a short stroll from the vibrant town center and the majestic UNESCO World Heritage Medieval Cité.

The interior living spaces are defined by their generous volumes and refined materials. A standout feature of the ground floor is the glorious heated veranda. Bathed in natural light and equipped with electric blinds, this versatile living space opens directly onto the spectacular grounds, beautifully blurring the line between indoors and out to be enjoyed year-round.

The upper levels house five magnificent, beautifully proportioned suites. Each is meticulously decorated and boasts its own private en-suite bathroom with a toilet. Because the property was previously operated as a highly successful boutique Bed & Breakfast, these rooms offer the ultimate in privacy and high-end comfort. It is completely turnkey for anyone looking to relaunch a profitable hospitality business (historic financial records available) or simply accommodate a large family in absolute luxury.

The property's crown jewel is arguably its exterior: a stunning 700m² walled, landscaped garden. This lush, mature "secret garden" is a rare haven of tranquility in an urban setting. Nestled within these leafy grounds is a fully independent guest house, ideal for generating additional rental income, hosting friends, or serving as comfortable owners' accommodation while running a business.

No expense has been spared on...

LOCAL TAXES

Taxe foncière: **7098 EUR**

NOTES