

Exceptional character home with pool near Carcassonne's medieval Cité



INFORMATION

Town:	Carcassonne
Department:	Aude
Bed:	4
Bath:	2
Floor:	184 m2
Plot Size:	315 m2

IN BRIEF

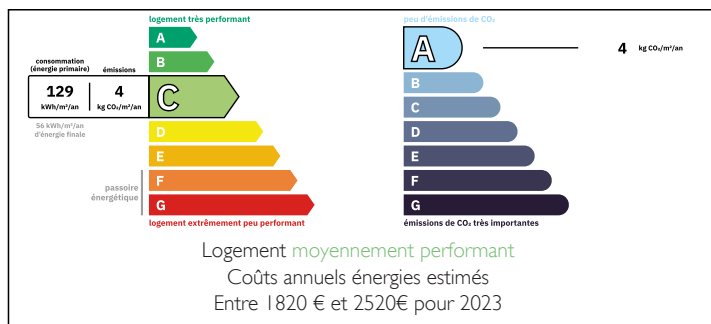
Just below Carcassonne's medieval Cité, this elegant four-bedroom home combines generous accommodation with superb spaces for entertaining.

The ground floor features a large dining and reception area opening directly onto the enclosed courtyard and swimming pool, a fully equipped second kitchen and a bar incorporated into the integral garage.

The upper floors provide four bedrooms, two bathrooms and spacious living areas. Renovated throughout, with double glazing and reversible air conditioning, the property would make an impressive family home, holiday residence or seasonal rental, within walking distance of the Cité and Carcassonne town centre.



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.



LOCAL TAXES

Taxe foncière: 4123 EUR

NOTES

DESCRIPTION

Set in the historic Barbacane district, just below Carcassonne's medieval Cité, this substantial renovated townhouse offers four bedrooms, two bathrooms, generous living spaces and an unusual ground-floor arrangement created for entertaining. An enclosed courtyard with swimming pool, a second fully equipped kitchen, an integral garage with bar area and several spacious reception areas make this a particularly versatile home, whether used as a main residence, holiday home or seasonal rental.

The front door opens directly into a 23 m² office area, providing a useful workspace or additional informal living area. There is also a separate WC on this level.

From the office, a door leads into the 35 m² integral garage. Part of this space is currently arranged as a bar, reflecting the owners' love of entertaining, while the remaining area provides useful garage and storage space.

An archway leads through to a 28 m² covered dining and entertaining area, which opens directly onto the enclosed courtyard and swimming pool. This creates an easy flow between the different spaces and provides a great setting for meals and gatherings around the pool.

Adjoining the dining area is a fully equipped 17 m² second kitchen, ideal as a summer kitchen and particularly practical when entertaining outside.

On the first floor, the staircase opens directly into an impressive 25 m² kitchen and dining room. This bright, sociable room forms the heart of the main accommodation and gives access to a small terrace.

A hallway leads to three bedrooms. The largest measures 17 m²...