

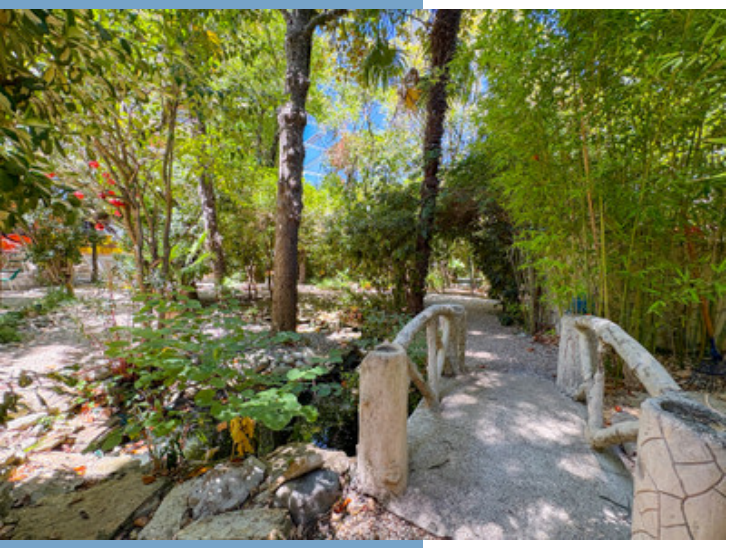
ELEGANT TOWNHOUSE WITH SECRET GARDEN & ESTABLISHED BOUTIQUE B&B IN THE HEART OF CARCASSONNE

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PROPERTY FACT FILE

REFERENCE	A46271BK11
PRICE	€ 879,000 £ 0* *agency fees to be paid by the seller
BEDROOM	6
BATHROOM	7
ACCOMMODATION	425 m²
LAND	1129 m²
TOWN	Carcassonne
DEPARTMENT	
LOCATION	Town property
TYPE	Gîtes
CONDITION	Good condition
FEATURES	Mains drainage, Garage, Private parking

*Price based on current exchange rate which is subject to change

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- 5 En-suite Guest Bedrooms
- Double Garage
- Prime City Centre Location
- Beautifully Renovated Throughout
- Turnkey Lifestyle Business

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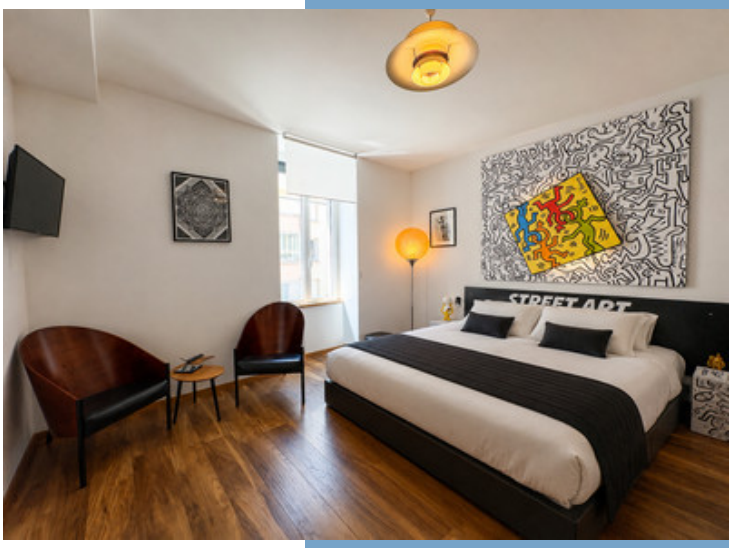
Step into an oasis of calm just minutes from Carcassonne's vibrant city center and the world-famous UNESCO Medieval Cité.

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



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...



More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A46271BK11

COMPLETE FILE AND PHOTO ON REQUEST

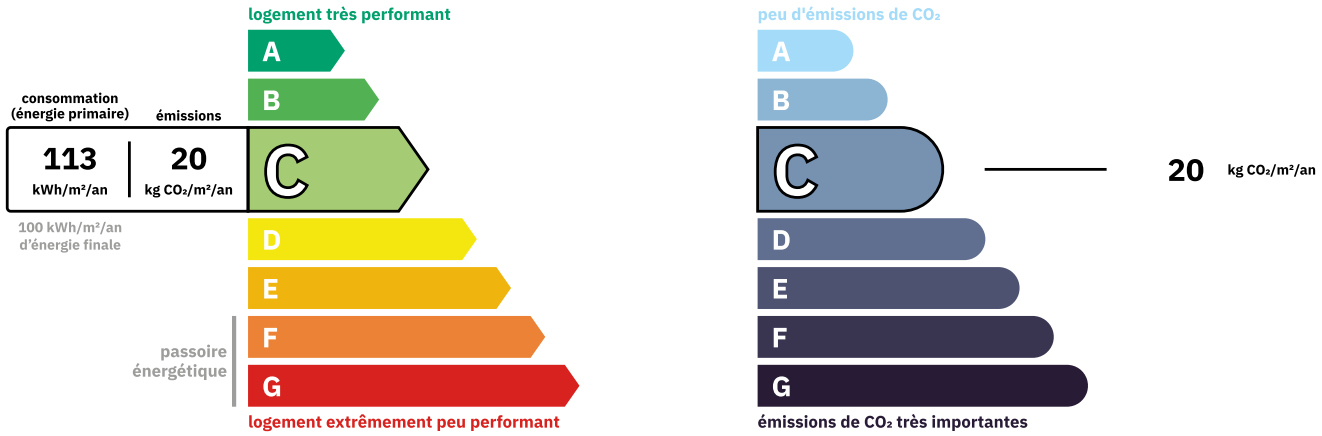
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Moderatly efficient
Estimated annual energy costs
between 3430 € and 4680€ for 2023

NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchangerates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

CONTACT

Réf :A46271BK11
FILE COMPLETE AND PHOTOS ON REQUEST

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