



Apartment

CARCASSONNE (11)

153 000 €



134 m²



4 pièce(s)



3 chambre(s)

PROPERTY DESCRIPTION

Privileged location in the heart of Carcassonne: Character apartment
Discover this urban gem nestled on the second floor of a renovated building dating from 1920 (no elevator), in downtown Carcassonne. Characteristics of the apartment: Generous living space: Benefiting from a total floor area of 133.61m² (130.42m² under Carrez law), this apartment offers a bright living room of 33m² with a French ceiling and a magnificent fireplace sculpted by the expert hands of the companions, as well as a loggia offering an outdoor relaxation area. Spacious kitchen: Enjoy a 19m² kitchen to be fitted out according to your tastes and needs, offering infinite potential to create a culinary space in your image. Comfortable sleeping area: The apartment has three bedrooms, offering each of its residents a haven of peace to rest and recharge their batteries. Generous cellar for more amenities of 31m² is available, offering additional storage space to meet all your needs. Minimal co-ownership charges, offer a comfortable and affordable living environment. Gas central heating: Enjoy optimal comfort all year round offering gentle and constant heat throughout the apartment. Don't miss this unique opportunity: an apartment with character in the heart of Carcassonne. Contact me now to arrange a visit Number of lots in the co-ownership: 8, Average annual amount of the share of charges (projected budget): €492 or €41 per month. Agency fees are the responsibility of the buyer, i.e. 6.99% including tax of the price excluding fees.

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : www.georisques.gouv.fr.

**** ENGLISH SPEAKERS:** please note that Capifrance has an international department that can help with translations. To see our range of 20,000 properties for sale in France, please visit our Capifrance website directly. We look forward to finding your dream home!



Milvia SENA SOUSA

CARCASSONNE (11000)

Agent

RSAC : 851 562 058 00020

Courts service city :
CARCASSONNE

(+33)6 66 75 49 95

LE BIEN EN IMAGES



DETAILS

GENERAL

Reference 828341
Property type Apartment
Year of construction 1920
Floor number 2
Floors count 3

SURFACES

Living space 134 m²
Surface Carrez Law 130.42 m²
Living room surface 32 m²

CONDOMINIUM INFORMATION

Condominium property Yes
Condominium lots count 8
Condominium fees 41 €/mois
Share of expenses 492 €

COMPOSITION

Number of rooms 4
Number of bedrooms 3
Number of bathrooms 1
Toilets count 1

DPE/GES

DPE 172
GES 34

APPENDIX

Cellar 1
Videophone Non

SERVICES

Heater gaz



CAPIFRANCE
639 rue du Mas de Verchant, Immeuble Diver'city - 34 170 Castelnau Le Lez
CS 70058 34 473 Pérols Cedex
RCS de Montpellier n° 441 338 985
SAS au capital de 100.000 euros

Ces éléments sont donnés à titre indicatif et de bonne foi et n'ont aucune valeur contractuelle