



## Apartment

CARCASSONNE (11)

**110 500 €\***

\* Agency fees to be paid by the seller



90 m<sup>2</sup>



4 pièce(s)



3 chambre(s)

## PROPERTY DESCRIPTION

CARCASSONNE City center. Exclusivity Capifrance. Discover now this 90 m<sup>2</sup> T4 apartment with undeniable charm, located in the heart of Carcassonne! Nestled on the first floor of a small building, this apartment benefits from an ideal location close to the train station, shops and schools, thus offering a very practical lifestyle. You will immediately be seduced by the bright living room which opens onto a perfectly oriented veranda, creating a warm living space bathed in natural light. The fitted kitchen is a real asset for lovers of gastronomy, while the three large bedrooms offer comfort and privacy to each member of the family. A spacious 21 m<sup>2</sup> workshop completes this set, offering a versatile space for DIY, storage or even a laundry room. The apartment, crossing, benefits from constant light throughout the day, reinforced by electric roller shutters ensuring insulation and security. The recent water heater less than 3 years old guarantees optimal daily comfort, while the veranda and the outdoor space adjacent to the workshop offer an ideal setting for enjoying the sunny days. The exceptional location of this apartment, just 400 meters from the train station and 260 meters from Place Carnot, combines practicality and tranquility. In addition, its small co-ownership with limited expenses is a real advantage. In good condition and ready for immediate occupancy, this apartment also offers the advantage of ample parking nearby. Don't miss this exceptional opportunity and contact us today to arrange a viewing. It's a real real estate gem that's just waiting for you!"



**Geert DE RYCK**

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Agent

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CARCASSONNE

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Number of lots in the co-ownership: 9, Average annual amount of the share of charges (projected budget): €220 or €18 per month. Fees are the responsibility of the seller.

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : [www.georisques.gouv.fr](http://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!

## LE BIEN EN IMAGES



## DETAILS

### GENERAL

Reference ..... 849231

Property type ..... Apartment

Floor number ..... 1

Floors count ..... 3

View ..... Vue sur Toits

### SURFACES

Living space ..... 90 m²

Surface Carrez Law ..... 86.35 m²

Living room surface ..... 25 m²

### CONDOMINIUM INFORMATION

Condominium property ..... Yes

Condominium lots count ..... 9

Condominium fees ..... 18 €/mois

Share of expenses ..... 220 €

### COMPOSITION

Number of rooms ..... 4

Number of bedrooms ..... 3

Number of bathrooms ..... 1

Toilets count ..... 1

Terrace ..... 1

### DPE/GES

DPE ..... 240

GES ..... 7

### APPENDIX

Parking space ..... 0

Videophone ..... Non

### SERVICES

Heater ..... électricité

Kitchen ..... aménagée

Interpcom ..... Yes



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SAS au capital de 100.000 euros

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