



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

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CARCASSONNE...



PROPERTY FACT FILE

REFERENCE	A46271BK11
PRICE	€ 875,000 £ 0* *agency fees to be paid by the seller
BEDROOM	6
BATHROOM	7
ACCOMMODATION	425 m ²
LAND	1129 m ²
TOWN	Carcassonne
DEPARTMENT	
LOCATION	Town property
TYPE	Gîtes
CONDITION	Good condition
FEATURES	Mains Drains, Garage, Private parking
*Price based on current exchange rate which is subject to change	



- 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.

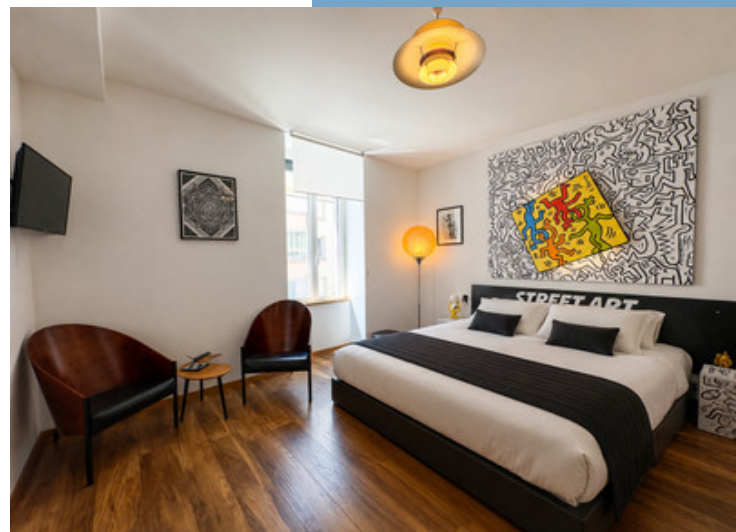
The upper levels house five magnificent, beautifully proportioned suites. Each is meticulously decorated and boasts its own private en-suite bathroom with a toilet. Because the property was previously operated as a highly successful boutique Bed & Breakfast, these rooms offer the ultimate in privacy 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



LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE

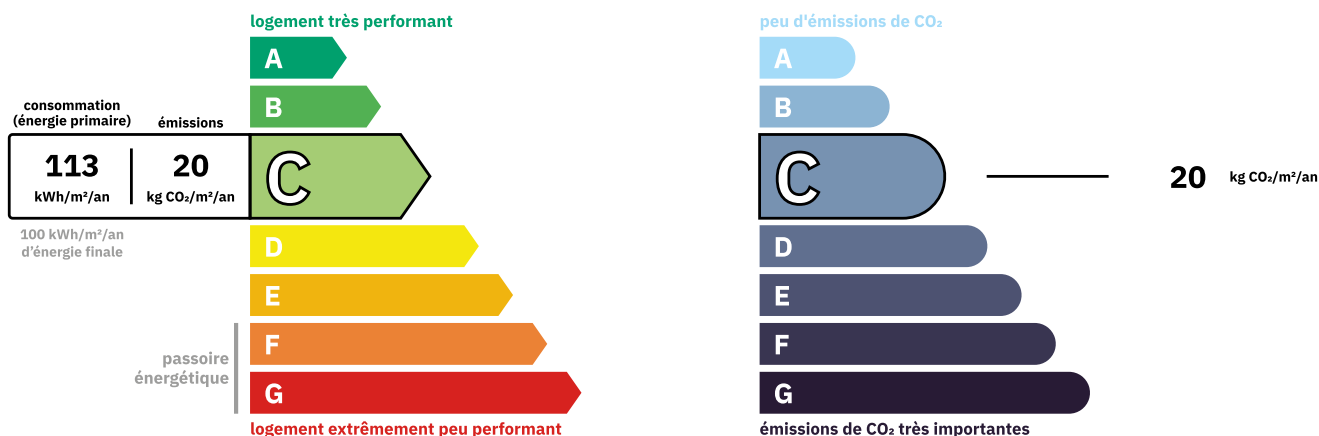
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ENERGIE-DPE

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



NOTICE

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

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CONTACT

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FILE COMPLETE
AND PHOTOS
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