



## Apartment with Balcony and Garage



### Emlakçı Bilgisi

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Experience since:	
Hizmet tipi:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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### İlan Detayları

İçin mülk:	Satılık
Fiyat:	USD 120,295.56

### Konum

Ülke:	France
Eyalet/Bölge/ Şehir:	Occitanie
Şehir/İlçe:	Carcassonne
Posta kodu:	11000
Yayınlandı:	31.03.2026

### Açıklama:

In a pleasant neighbourhood close to the city centre, in a quiet and secure building, discover this very attractive 3-bedroom apartment with two balconies facing east and west, and a garage of over 17m<sup>2</sup>.

The apartment is located on the first floor of the building (no elevator) and comprises: an entrance hall, a living room opening onto a balcony, a separate kitchen opening onto another balcony, a toilet, a closet, a bathroom, and three bedrooms, one with a closet.

This apartment features double-glazed PVC windows and wooden shutters.

The kitchen and bathroom could use some updating.

Annual building charges: €1,340.

Heating via a gas boiler.

Property tax: €2,182.

Don't miss out!



#### Property Specifications:

Living Area (m2): 83.08 m2  
Number of Bedrooms: 3  
Number of Rooms: 4  
Floor: 1  
Number of Bathrooms: 1  
Kitchen: Separate  
Balcony: Yes  
Number of Garages: 1  
Condominium: Yes  
Number of Units: 120

#### Financial Information:

Sale Price (including fees): €102,000  
Annual Property Tax: €2,182

The department of Aude is in the Languedoc-Roussillon region located in the south of France. It is surrounded by the Pyrenees-Orientales, Ariège, Tarn and Herault departments.

French property buyers look in this region due to its numerous and varied landscapes as well as the rich cultural heritage, Aude has become an ever popular destination recently due to the gastronomy of the region, as well as its many festivals and dramatic scenery.

Carcassonne is the cultural heart of the Aude department, and all through the region you will find lovely properties either to live in or to use as holiday homes. Aude is an agricultural area dominated by wine-growing in the east and the climate is that of the Mediterranean so summers are hot and dry and winters are mild and humid.

It is the perfect location if you are looking for a quiet life and to be in harmony with your surroundings.

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Durum: Good

## Genel Bilgiler

Yatak odası: 3  
Banyo: 1  
Arazi Büyüklüğü: 5 m2

## Utility details

Heating: Evet

## Building details

Building Amenities: Elevator

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX8.294.658

