

Beautifully presented 2-bedroom character apartment in gated residence with parking, terrace and shared pool.



## INFORMATION

Town:	La Redorte
Department:	Aude
Bed:	2
Bath:	2
Floor:	83 m2
Outside Space:	69 m2

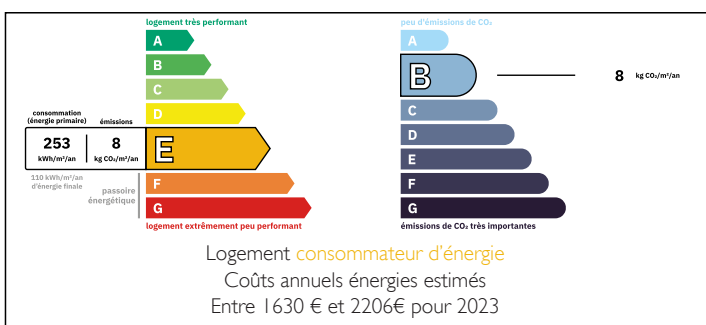
## IN BRIEF

This luxurious ground-floor apartment gives you a really capacious living/dining area with a recently-fitted kitchen, looking out onto the gorgeous courtyard of a fabulous wine-making building converted in the year 2000. There are two bedrooms, one with en-suite shower room, plus a family bathroom, a utility room and sun terrace, and use of the superb heated pool.

It is in a quiet situation in La Redorte, a charming Minervois village on the Canal du Midi, which is well-supplied with amenities and on a bus route.

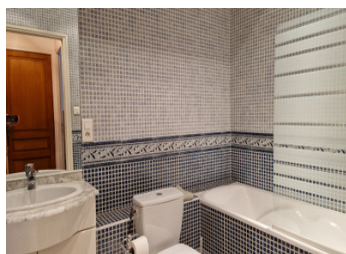


## ENERGY - DPE



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Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## LOCAL TAXES

**Taxe foncière: 1479 EUR**

**Taxe habitation: EUR**

## NOTES

## DESCRIPTION

Parking on site or arriving on foot, one has coded access to this private gated complex of 28 apartments. Once inside the impressive courtyard, there is a 69m<sup>2</sup> private outside area for use uniquely by the owners of this unit. As one approaches the arched doorway, there is a solid grill covering a former well as a special feature in front of the entrance door!

Double-glazed doors allow access to the west-facing living/dining room of almost 46m<sup>2</sup>, with its recently-installed white kitchen, complete with all appliances. The high ceiling has its original timber beams.

A door leads to the corridor giving access to the 14m<sup>2</sup> main bedroom, with its en-suite shower room and lovely double-glazed doors, the second bedroom (9.26m<sup>2</sup>), family bathroom (4.7m<sup>2</sup>) and utility room with washing machine and storage space. There is also a storage space above the corridor ceiling.

In front of the apartment is a space of 69m<sup>2</sup> which is allocated as a private area to sit and enjoy a meal and a glass of wine. On the opposite side is the entrance to the heated swimming pool, with its lounging and sunbathing terraces.

Adjacent is the car park for the complex, where there is a private allocated parking space for the apartment, and in a lower ground floor area, a 4m<sup>2</sup> storage room for bikes and other bulky items which are not wanted in the living areas. A garage with electric up-and-over door is also available at extra cost, should this be...