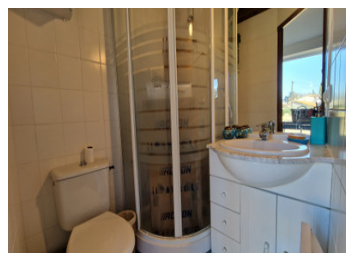


Studio apartment, sun terrace, shared pool, parking, in beautiful former wine building near the Canal du Midi.



INFORMATION

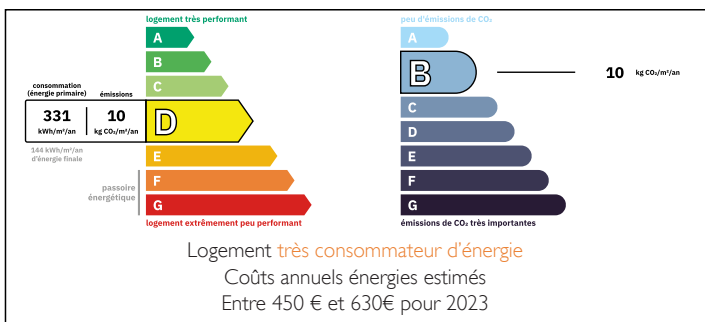
Town:	La Redorte
Department:	Aude
Bed:	0
Bath:	1
Floor:	15 m2
Outside Space:	18 m2



IN BRIEF

Ideal for holidays, a pied à terre situated in this beautiful historic building in the canalside village of La Redorte! This 16m² studio apartment opening onto a superb 18m² sun terrace overlooking the heated pool in a gated residence, is an affordable property in a luxury location.

ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

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 habitation: EUR

NOTES

DESCRIPTION

Entering either through the imposing courtyard of the wine building, or through the car park, where the studio has its own private parking space, a staircase leads to the first floor of the building, where an exterior walkway overlooking the shared pool of the complex leads to the glazed front door.

Inside the studio, four steps down bring you to the living/sleeping/kitchen area, with coloured floor tiles, timber ceiling beams and full-length sliding glazed doors to open onto the timber-decked sun terrace.

Both the studio and terrace face west. There is a neat shower room in the corner of the room by the compact kitchen. The heating is electric; the yearly copropriété charges were 768€ last year, but may vary. The furniture is available, and the windows and door are double-glazed.

There are buses to Carcassonne for €1 several times a day, to the station and airport, and to Lézignan-Corbières at €3-4 per ride.

La Redorte is a sought-after village in the Minervois, with all amenities a short walk from your door. The Canal du Midi, a UNESCO heritage site, is a leisurely 10-minute walk. Carcassonne, with its renowned medieval Cité, its world-famous music festival and its low-cost airport, is a 30-minute drive, as is Narbonne, with its sandy Mediterranean beaches, a little further, at 50 km. Béziers is 55 km, Lézignan-Corbières (train station) at 15 km, and Olonzac with its weekly market, 10 km. Spain is 123 km (an hour and 40 minutes).

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