

2-bed, 2 bath apartment, 2 terraces, pool, parking, in beautiful former wine building near the Canal du Midi.



INFORMATION

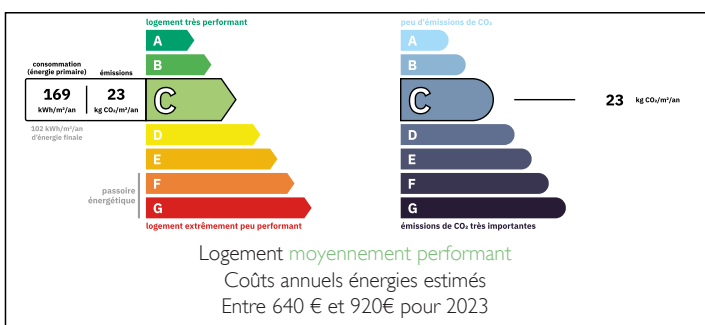
Town:	La Redorte
Department:	Aude
Bed:	2
Bath:	2
Floor:	56 m2
Outside Space:	18 m2

IN BRIEF

Ideal for holidays, a superb 2-bedroom, 2 bathroom apartment situated in this beautiful historic building in the canalside village of La Redorte! This 56m² apartment opening onto gorgeous sun terraces on the east and west sides, one overlooking the beautiful courtyard and the other, the communal heated pool, in this 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 apartment has its own private parking space and two storage rooms of 4m² each, 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.

The double-height living room of 36m² with its exposed timber beams, lovely white fitted kitchen and wood burning stove has windows to the east and west. It has a beautiful 9.6m² bedroom and a bathroom of 5.4m², which has a bath and a shower, a WC, bidet and washbasin.

A timber staircase leads up to a landing and a bedroom of 4.1m² and a shower room with WC. The floors are timber boarded, and the doors are solid timber.

The two terraces are 4.35m² and 14m² respectively. The pool is open from May until October.

The heating is electric; the yearly co-propriété charges were 909€ last year, but may vary. The furniture is available, and the windows and doors are double-glazed. The apartment has two storage rooms of 4m² each.

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...