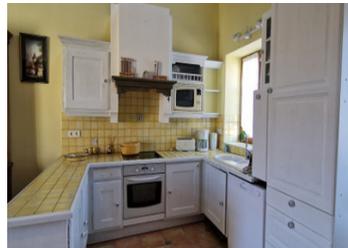


2 apartments, 3 sun terraces, shared pool, parking, in beautiful former wine building near the Canal du Midi.



INFORMATION

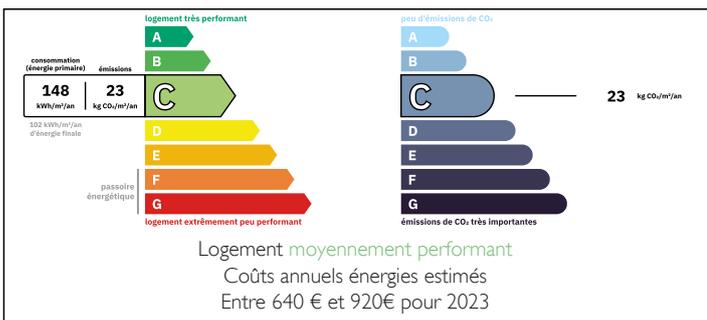
Town:	La Redorte
Department:	Aude
Bed:	2
Bath:	3
Floor:	72 m2
Outside Space:	36 m2



IN BRIEF

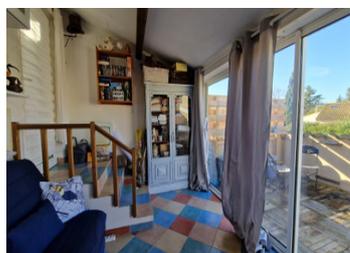
Ideal for holidays or year-round living, a 2-bed, 2-bath apartment plus a pied à terre studio, situated in this beautiful historic building in the canalside village of La Redorte! The 56m² apartment has 2 terraces of 4.35 and 14m², and the 16m² studio apartment opens onto a superb 18m² terrace, overlooking the heated pool. In a gated residence of 28 apartments, this is a wonderfully flexible 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.



DESCRIPTION

Entering either through the imposing courtyard of the wine building, or through the car park, where each apartment 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.

Entering either through the imposing courtyard or through the car park, where each apartment 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 two front doors of the apartments.

In the 2-bedroomed apartment, 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.

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 1678€...

LOCAL TAXES

Taxe foncière: 1273 EUR

Taxe habitation: EUR

NOTES