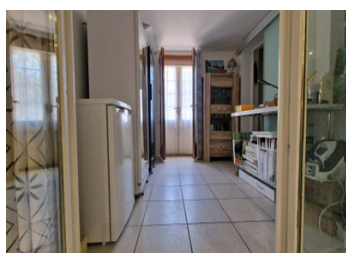
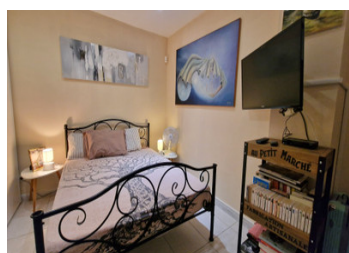
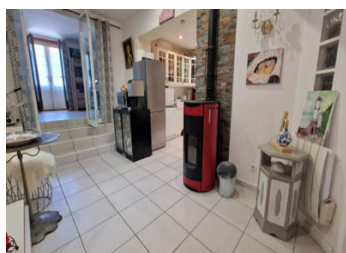


## Comfortable 2 bedroom villa with terrace ,pool and parking



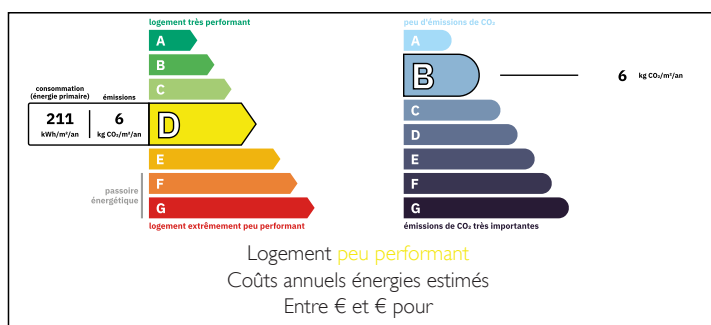
## INFORMATION

Town:	La Redorte
Department:	Aude
Bed:	2
Bath:	2
Floor:	78 m2
Plot Size:	85 m2

## IN BRIEF

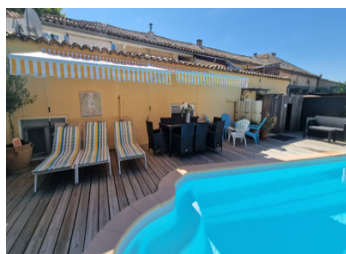
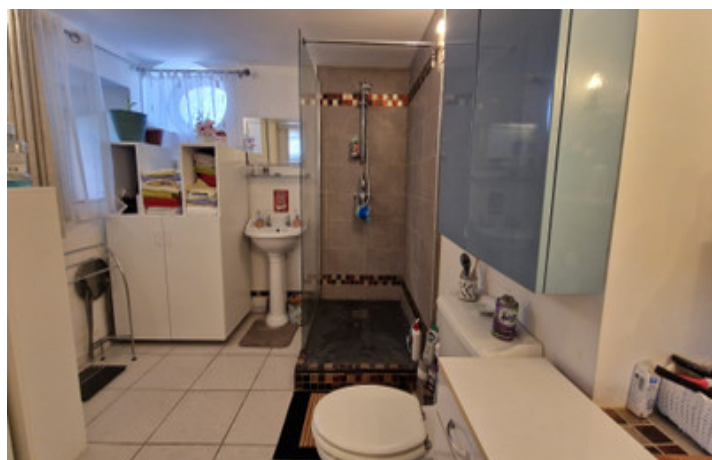
Charming 2-bedroom villa in the sought-after village of La Redorte, offering comfort and style in the heart of the Minervois. This well-maintained home features double glazing throughout and a cosy wood pellet burner for year-round warmth. There is a spacious open plan living well equipped kitchen with a gas range cooker . 2 bedrooms 1 ensuite , serate utility area and second shower room .Outside you have a private, sun-drenched terrace and a superb heated swimming pool, perfect for extended outdoor living. Ideally located within walking distance of local shops, restaurants, and the picturesque Canal du Midi, this property is ideal as a permanent residence, holiday home, or rental investment. A rare find in a vibrant village setting!

## 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

Room sizes:

Dining room: 13.63 m<sup>2</sup>

Hallway/Salon: 13.30 m<sup>2</sup>

Kitchen: 9.57 m<sup>2</sup>

Bedroom 1: 10.68 m<sup>2</sup> (with ensuite bathroom: 8.49 m<sup>2</sup>)

Bedroom 2: 13.53 m<sup>2</sup>

Storage/Utility area: 8.50 m<sup>2</sup>

Utility room: 4.22 m<sup>2</sup>

Shower room: 2m2

Amenities in La Redorte, Aude

La Redorte is a charming Canal du Midi village offering essential shops, cafés, restaurants, a bakery, supermarket, post office, pharmacy, medical centre, and a popular weekly market. The village also has leisure facilities including a swimming pool and easy access to scenic walking and cycling routes along the canal.

Distances to Main Towns:

Carcassonne – approx. 25 km (30 mins)

Narbonne – approx. 35 km (35 mins)

Béziers – approx. 55 km (50 mins)

Mediterranean beaches – approx. 45 km (45 mins)

The property in more description

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

## LOCAL TAXES

Taxe foncière: 1000 EUR

Taxe habitation: EUR

## NOTES