

Ref: A40944CST11

Price: 155 000 EUR

agency fees to be paid by the seller

#### Well presented two bedroom apartment with terrace in a popular residence in La Redorte







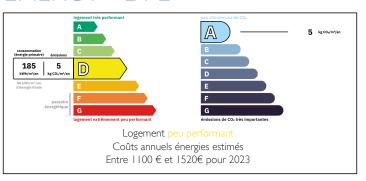








### ENERGY - DPE



# INFORMATION

Town: La Redorte

Department: Aude

Bed: 2

Bath:

Floor: 75 m<sup>2</sup>

Outside Space: 54 m2

### IN BRIEF

Step into the charm of the Minervois!

In the heart of the vibrant canal-side village of La Redorte, this spacious first-floor apartment sits within an elegant residence designed for comfort and Mediterranean living.

Step inside to a bright open-plan living and dining area with a rustic fitted kitchen with a gaz godin cooker —

French doors open onto a large 54m<sup>2</sup> private terrace with a BBQ area, ideal for sunny breakfasts or evenings with friends under the stars.

The apartment offers two welcoming bedrooms, a modern bathroom, and access to peaceful gardens, a private pool, sauna, parking and storage.

Everything is just a stroll away — restaurants, cafés, supermarket and boulangerie — and the Canal du Midi flows through the village.

With easy access to Narbonne and Carcassonne, this is the perfect lock-up-and-leave retreat or year-round home to enjoy the fabulous Minervois...

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.





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# LOCAL TAXES

Taxe foncière: 1254 EUR

Taxe habitation: EUR

# **NOTES**

#### DESCRIPTION

Key Features
Double glazing throughout
Wood burner for cosy winter evenings
Attractive wooden flooring
Ceiling fans for summer comfort
Electric heaters
Private parking space
Individual storage area
Secure gated residence
Beautiful courtyard gardens
Swimming pool and sauna
On-site restaurant

Yearly charges 2409 euros

About La Redorte, Aude

Picturesque Canal du Midi village Essential amenities: shops, cafés, restaurants, bakery,

supermarket, post office, pharmacy, and medical

centre

Weekly local market with regional produce Scenic walking and cycling routes along the canal

Distances

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)

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