

Lovely apartment is a secure complex, with pool. 2 bedrooms, 2 bathrooms. Parking and garage

EXCLUSIVE



INFORMATION

Town:	La Redorte
Department:	Aude
Bed:	2
Bath:	2
Floor:	57 m2
Outside Space:	10 m2

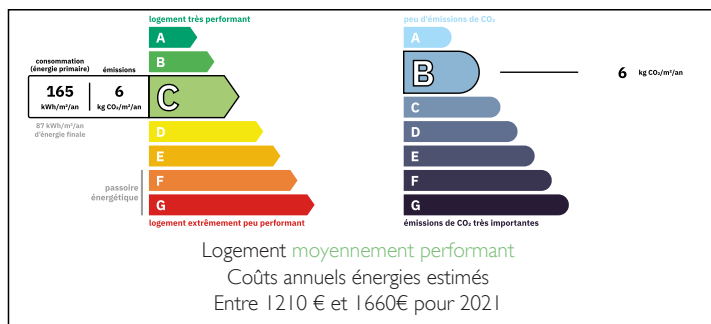
IN BRIEF

This light ,welcoming apartment has a large open-plan living area, with corner kitchen. The main bedroom and laundry area leading to a bathroom and toilet , is off this living area. There is a large window looking into the courtyard gardens of the complex.

There are 2 staircases on each side of the living area . One leads to a second bedroom with built-in cupboards, velux window and bathroom and toilet. The other, leads to a mezzanine office area with velux window and built-in cupboards ,housing the hot water tank. (this could be used as a third bedroom space)

The complex has a lovely pool and restaurant. A storage room, for each apartment , is provided in the basement and this particular apartment is blessed with having a large lock-up garage too, for storing a car and...

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 foncière: 1250 EUR

NOTES

DESCRIPTION

La Redorte is one of the most sought-after villages in the Minervois, offering all essential amenities within walking distance, including shops, cafés, restaurants, bakery, supermarket, post office, pharmacy and medical centre. The UNESCO World Heritage Canal du Midi is just a 10-minute walk away, providing beautiful walking and cycling routes beneath centuries-old plane trees, while a weekly local market adds to the strong village atmosphere. Peaceful yet well connected, the property is ideally located approximately 25 km from Carcassonne and its international airport, medieval Cité and train station, around 35 km from Narbonne, and within easy reach of Mediterranean beaches at around 50 km. Lézignan-Corbières (15 km) and Olonzac (10 km) offer additional services and markets, with Béziers 55 km away and Spain accessible in around 1 hour and 40 minutes.

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