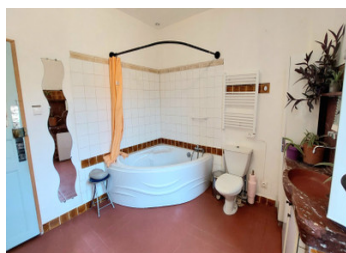


Exceptionally well-appointed village house in a vibrant Minervois village with 4 bedrooms, 2 bathrooms, garage



INFORMATION

Town:	La Redorte
Department:	Aude
Bed:	4
Bath:	2
Floor:	153 m2
Plot Size:	20 m2

IN BRIEF

A pretty little house ,well-placed in the Minervois village of La Redorte, near the Canal du Midi.

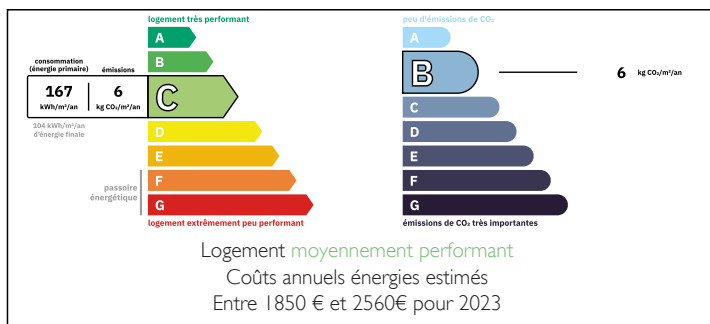
It offers 4 large bedrooms with 2 bathrooms and two toilettes.

There are 3 bedrooms on the first floor with lovely natural wood floors, warm to the feet in winter.

There is a kitchen on the ground floor with open fireplace, a lounge with an insert woodburner and another room that could be used as a bedroom or office/library. On this floor is another bedroom and bathroom, fitted with a red Caunes marble sink.

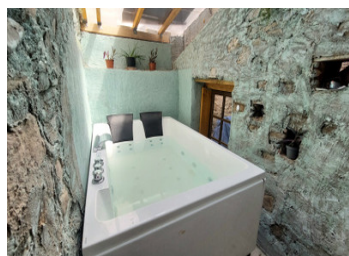
Located under the house, there is a large garage of 89m2, big enough for 2 cars. The back of the garage leads to a small, cozy courtyard, with an enclosed hot tub (water heated by the solar panels), for relaxing in comfort and warmth on those chilly...

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: 1122 EUR

NOTES

DESCRIPTION

The house has been well renovated, having had all the essentials replaced or redone:

- roof replaced in 2018
- new double glazed windows throughout
- new insulation in the attic
- new plumbing, every pipe has been replaced, including the underground, grey-water evacuation pipes
- new electrical wiring throughout

The house stays fresh and well ventilated, even when closed up, thanks to a double-flux aeration system with 5 ventilation ducts. The outside air is warmed, as it enters the house via this system and so in winter the natural inside temperature is about 17°C, without any heating being needed.

Solar panels were installed on the roof in 2024, for heating the hot water supply and for the hot tub and so the hot tub can be run at a very low cost.

The village has fiber optic connection to the internet.

Around and about:

Everything one needs is on foot:

A supermarket, pharmacy, bakery, butchery, post office, ATM, two restaurants, the Canal du Midi and kindergarten school are all within easy walking distance.

In the next village, 8 Km away, is a middle school and also a 25m public swimming pool

For outdoor lovers and birdwatchers there are many beautiful paths to walk along, beside the Canal du Midi and amongst the vineyards, which surround the village

For English-speakers:

There is an English-speakers social gathering on the square, right in front of the house, every Saturday, providing a convivial village atmosphere, with wine, mussels and a chat.

Public Transport: There is...