

Luxury 3 bedroom apartment in a Canal side village with 2 en-suite bathrooms and another shower room.



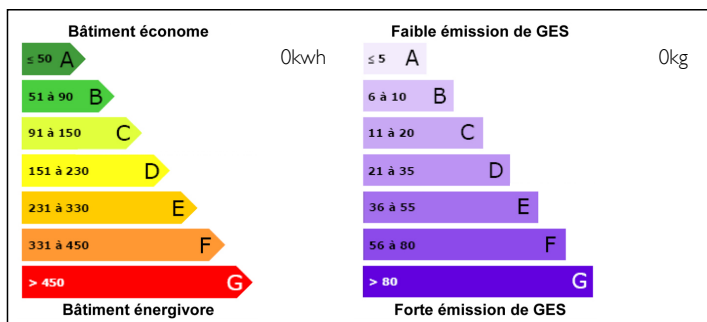
## INFORMATION

Town:	LAREORTE
Department:	Aude
Bed:	3
Bath:	3
Floor:	120 m <sup>2</sup>
Outside Space:	12 m <sup>2</sup>

## IN BRIEF

Spacious quality apartment with huge private wood decked terrace in an 18th century winery 3 bedrooms, 2 bathrooms and another separate shower and WC pool and sauna. This beautiful apartment is within a secure restored 18th century winery, boasting manicured garden courtyard, heated pool and sauna. The apartment provides luxury living in the south of France, it has wine/storage cellar and approximately 28 m<sup>2</sup> of wooden decked private terrace with views, 2 private parking places. Located in the canal side village of La Redorte, in the Languedoc wine region in the south of France. Situated between Carcassonne and Narbonne. La Redorte has all amenities with several great restaurants. This is comfortable living, fantastic holidays or a good rental investment property or full time home.

## ENERGY - DPE



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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

The apartment has a good size wood decked private terrace and a very spacious living area.

Wood burner in the living room for comfort and ambience in the winter.

2 master rooms with en-suite bathrooms one opens on to a part of the terrace.

An Office mezzanine with gorgeous wooden beams overlooking the living space.

Independent shower room and separate WC.

The residence also has at the side a great restaurant and bar.

The building is all stonework and was once part of the winery from the chateau all totally renovated to include 27 quality individual apartments.

Swimming pool open from May to October and the sauna is now opened for use throughout the year.

## LOCAL TAXES

**Taxe foncière: 1300 EUR**

## NOTES