

Beautifully presented, 3-bedroom character apartment in a gated residence with terrace and pool.



EXCLUSIVE

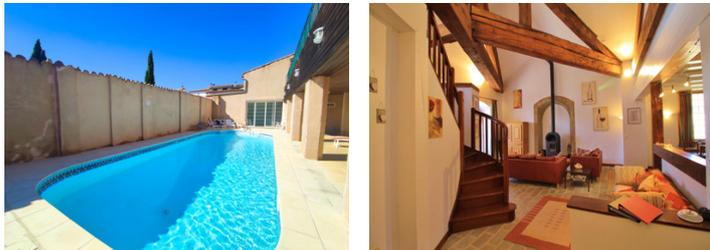
## INFORMATION

|                |            |
|----------------|------------|
| Town:          | La Redorte |
| Department:    | Aude       |
| Bed:           | 3          |
| Bath:          | 2          |
| Floor:         | 158 m2     |
| Outside Space: | 128 m2     |

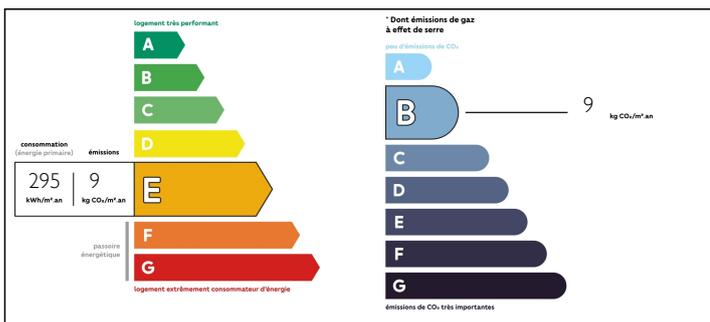


## IN BRIEF

Spacious and luminous character apartment with magnificent exposed wooden beams and original stone floors, that is sure to charm you.. With its private balcony overlooking the swimming pool and another private terrace for entertaining this can be your perfect oasis in the south of France



## 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

This superb apartment is easy to fall in love with. It is as spacious as a traditional villa but full of character with less upkeep, making it the perfect getaway home or year round residence.

With an original stone doorway that is used to frame the wood burner, this makes for an attractive feature in the living room, along with the original stone block floors, huge oak beams and high ceilings. This is a uniquely attractive apartment and a rare find.

The main level (first level) consists of the open plan living room and kitchen, There is a separate laundry room and W.C. An en-suite bedroom completes the main level. There is a spacious mezzanine that is now used as an office but can also be used as a bedroom if one so wishes. A staircase leads to 2 double bedrooms, one of the bedrooms has a mezzanine with extra sleeping space. There is a full-size bathroom and separate WC on this level.

Walking out of the living room from the beautiful arched doorway is a balcony that overlooks the pool, perfect for eating outside in the summer. There is a further private terrace that overlooks the pool, perfect for hosting larger gatherings and dinners 'al fresco' for friends and family that are sure to visit. To complete the package, there is a storage unit and 2 private parking places.

## LOCAL TAXES

**Taxe foncière: 1658 EUR**

## NOTES

La Redorte is a sought-after village in the...