LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A28765IEG11 Price: 699 000 EUR

agency fees to be paid by the seller

Stunning Luxury Villa with 5 Bedrooms and Pool, Offering Panoramic Views in the Minervois Village















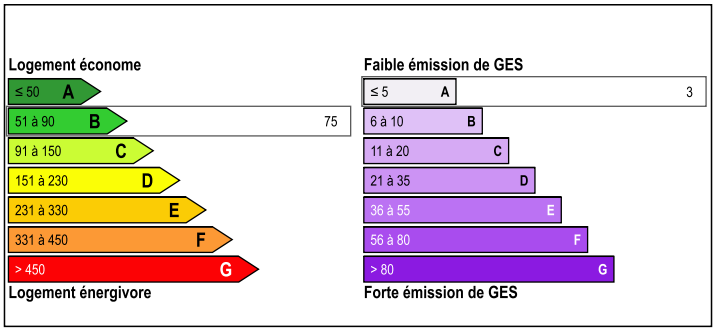
INFORMATION

Town:	La Redorte
Department:	Aude
Bed:	5
Bath:	4
Floor:	260 m2
Plot Size:	1200 m2

IN BRIEF

This prestigious villa offers over 260 m² of thoughtfully designed, high-quality living space, boasting magnificent panoramic views of the Minervois plain. It includes all modern comforts, located in a charming village situated between Carcassonne and Narbonne, along the Canal du Midi.

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.

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LOCAL TAXES

Taxe foncière:	**2900 EUR**

NOTES

DESCRIPTION

This exceptional property features an open-plan living space on the ground floor, comprising a bright living room that opens directly onto the terraces and the pool, a kitchen/dining area leading to a bioclimatic conservatory, a master suite with an en-suite bathroom featuring a whirlpool bath, a study, an independent hair salon entrance, and a utility/laundry room.

Upstairs, you will find three additional spacious bedrooms, one of which has an en-suite shower room. The other two share a shower room and a separate WC. Additionally, a large hallway currently used as a TV area, along with a shared balcony offering stunning views, completes this floor.

The habitable space also includes an adjoining T1 apartment with its own private outdoor area, ideal for rental or as extra accommodation for guests or family.

The property includes several outbuildings all under one roof, which consist of a double garage, a kennel, a fully equipped large summer kitchen, a technical room, storage areas, as well as a shower room and a WC.

The home comes with numerous amenities, including a central vacuum system and photovoltaic solar panels providing energy self-sufficiency, generating more electricity than it consumes.

Perched on a hill overlooking the vineyards and plains of the Minervois, this property enjoys a prime location between Carcassonne and Narbonne. Residents can revel in nearby attractions such as the Canal du Midi, ski resorts, and countless hiking and cycling trails, not to mention proximity to the beautiful Mediterranean coast.

With its five bedrooms, open living space, stunning...