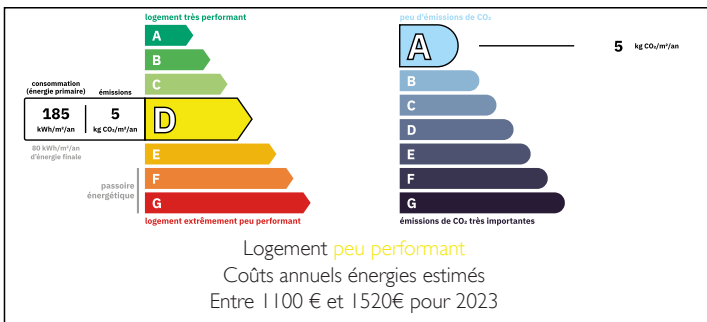


Well presented two bedroom apartment with terrace in a popular residence in La Redorte

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	La Redorte
Department:	Aude
Bed:	2
Bath:	1
Floor:	75 m ²
Outside Space:	54 m ²

IN BRIEF

Step into the charm of the Minervois! In the heart of the vibrant canal-side village of La Redorte, this spacious first-floor apartment sits within an elegant residence designed for comfort and Mediterranean living. Step inside to a bright open-plan living and dining area with a rustic fitted kitchen with a gaz godin cooker — French doors open onto a large 54m² private terrace with a BBQ area, ideal for sunny breakfasts or evenings with friends under the stars. The apartment offers two welcoming bedrooms, a modern bathroom, and access to peaceful gardens, a private pool, sauna, parking and storage. Everything is just a stroll away — restaurants, cafés, supermarket and boulangerie — and the Canal du Midi flows through the village. With easy access to Narbonne and Carcassonne, this is the perfect lock-up-and-leave retreat or year-round home to enjoy the fabulous Minervois...

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

Key Features

- Double glazing throughout
- Wood burner for cosy winter evenings
- Attractive wooden flooring
- Ceiling fans for summer comfort
- Electric heaters
- Private parking space
- Individual storage area
- Secure gated residence
- Beautiful courtyard gardens
- Swimming pool and sauna
- On-site restaurant

Frais Annual Co Pro 779 euros

About La Redorte, Aude

Picturesque Canal du Midi village
Essential amenities: shops, cafés, restaurants, bakery, supermarket, post office, pharmacy, and medical centre
Weekly local market with regional produce
Scenic walking and cycling routes along the canal

Distances

Carcassonne – approx. 25 km (30 mins)

Narbonne – approx. 35 km (35 mins)

Béziers – approx. 55 km (50 mins)

Mediterranean beaches – approx. 45 km (45 mins)

LOCAL TAXES

Taxe foncière: 1254 EUR

NOTES

Co-owned building of 4 units