LEGGETT
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Ref: A42610AGU11 Price: 135 000 EUR

agency fees to be paid by the seller

3-Bed Apartment with Terrace, Pool & Sauna in La Redorte by the Canal du Midi

EXCLUSIVE















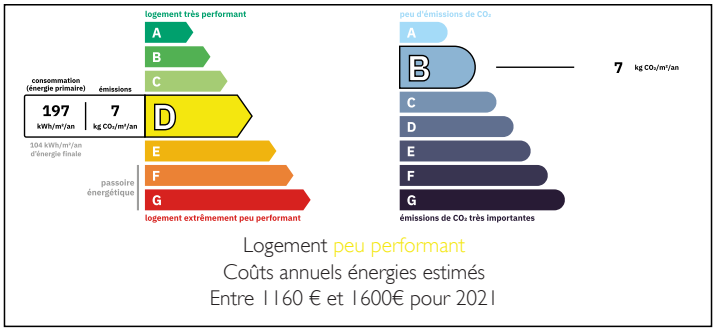
INFORMATION

Town:	La Redorte
Department:	Aude
Bed:	3
Bath:	1
Floor:	61 m2
Outside Space:	14 m2

IN BRIEF

Located in the sought-after Minervois village of La Redorte, this move-in ready three-bedroom apartment offers comfort, character and an exceptional lifestyle. Set on the first floor of a secure residence with swimming pool, sauna and an on-site restaurant, the apartment features a bright living room opening onto a private terrace ideal for al fresco dining, a newly remodelled kitchen, and three bedrooms arranged over multiple levels, including a mezzanine-style top floor. Double glazing, fibre internet, electric heating, private parking and a storage unit complete the package. All village amenities are within walking distance, while the UNESCO heritage Canal du Midi is just a 10-minute stroll away. Ideally positioned between Carcassonne and Narbonne, with Mediterranean beaches easily accessible, this property is perfectly suited as a main residence, holiday home or lock-up-and-leave retreat in the South of France.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 1160 € et 1600€ pour 2021

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: **1074 EUR**

NOTES

DESCRIPTION

Set within a secure residence in this highly sought-after village, the apartment offers a layout designed for both comfort and flow. The living room is generous and welcoming, bathed in natural light and opening directly onto a private south-facing terrace. Here, shaded by elegant arches, the terrace becomes an extension of the living space, perfect for outdoor meals, morning coffee or evenings spent watching the light change across the village rooftops.

The kitchen has been newly remodelled and blends modern functionality with understated charm. Thoughtfully designed, it opens naturally onto the dining and living areas, making it as practical for everyday life as it is for entertaining. This main level also includes a separate WC and a discreet laundry area, adding to the apartment's practicality and ease of use.

Upstairs, the sleeping accommodation is calm and well proportioned. The principal bedroom enjoys excellent natural light and opens onto a balcony, offering a quiet private space to begin or end the day. Hardwood floors bring warmth and character, while the bathroom is fitted with a shower, washbasin and toilet, finished in a clean, timeless style. A second bedroom is arranged with twin beds, ideal for guests or family.

A staircase leads to the top floor, where a mezzanine-style bedroom sits beneath a Velux window. This space is bright, airy and flexible, suitable as a third bedroom, guest suite or peaceful retreat. Light and air circulate freely here, reinforcing the sense of openness throughout the apartment....