

## Elegant 18th-Century Maison de Maître with Garden & Terrace in La Redorte



EXCLUSIVE

## INFORMATION

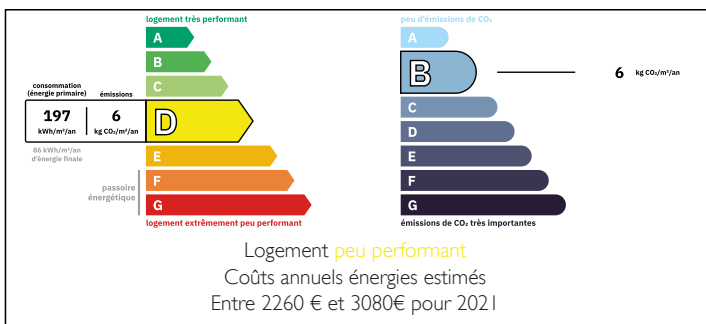
|             |                    |
|-------------|--------------------|
| Town:       | La Redorte         |
| Department: | Aude               |
| Bed:        | 4                  |
| Bath:       | 3                  |
| Floor:      | 190 m <sup>2</sup> |
| Plot Size:  | 150 m <sup>2</sup> |



## IN BRIEF

Charming 18th-century Maison de Maître with both a shaded front garden and a private walled rear garden, offering 4 bedrooms (including one en-suite), generous living space and exciting attic potential. Ideally located in the heart of La Redorte, close to the Canal du Midi and within easy reach of Carcassonne and the Mediterranean coast near Narbonne.

## 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 elegant 18th-century Maison de Maître offers timeless French character combined with comfortable, practical living in the centre of a lively and well-served village.

This elegant 18th-century Maison de Maître combines classic French character with comfortable village living in the heart of southern France.

To the front of the property, a delightful garden with mature trees provides natural shade and a welcoming first impression — an ideal spot for morning coffee in the summer months. At the rear, a private walled garden and sunny terrace create a wonderful setting for hosting long lunches and evening dinners with friends and family in complete privacy.

Inside, the house offers generous proportions and a practical layout. The ground floor features a spacious sitting room opening directly onto the terrace and garden, a well-equipped kitchen with traditional fireplace, a study, and a shower room with laundry area.

On the first floor are four well-proportioned bedrooms. The principal bedroom benefits from its own en-suite shower room, while the remaining bedrooms share a family bathroom. A substantial attic space offers excellent additional potential — perfect for a studio, workshop, games room or further accommodation (subject to any necessary permissions).

All amenities are within easy walking distance, and the nearby Canal du Midi offers scenic walks and cycling routes. With excellent access to transport links and the coast, this is a superb permanent residence, holiday home or investment opportunity in beautiful Occitanie.

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Information about risks to which this property is exposed is available on the Géorisques website...

## LOCAL TAXES

**Taxe foncière: 1417 EUR**

**Taxe habitation: 1135 EUR**

## NOTES