



Ref: A34357LHS11 Price: 150 000 EUR

agency fees included: 4 % TTC to be paid by the buyer (144 000 EUR without fees)

#### 2 apartments, 3 sun terraces, shared pool, parking, in beautiful former wine building near the Canal du Midi.













# INFORMATION

Town: La Redorte

Department: Aude

Bed: 2

Bath: 3

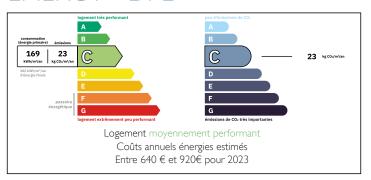
Floor: 72 m<sup>2</sup>

Outside Space: 36 m2

#### IN BRIEF

Ideal for holidays or year-round living, a 2-bed, 2-bath apartment plus a pied à terre studio, situated in this beautiful historic building in the canalside village of La Redorte! The 56m² apartment has 2 terraces of 4.35 and 14m², and the 16m² studio apartment opens onto a superb 18m² terrace, overlooking the heated pool. In a gated residence of 28 apartments, this is a wonderfully flexible property in a luxury location.

# **ENERGY - DPE**



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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: 1273 EUR

Taxe habitation: EUR

# NOTES

# DESCRIPTION

Entering either through the imposing courtyard of the wine building, or through the car park, where each apartment has its own private parking space, a staircase leads to the first floor of the building, where an exterior walkway overlooking the shared pool of the complex leads to the glazed front door.

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In the 2-bedroomed apartment, the double-height living room of 36m<sup>2</sup> with its exposed timber beams, lovely white fitted kitchen and wood burning stove has windows to the east and west. It has a beautiful 9.6m<sup>2</sup> bedroom and a bathroom of 5.4m<sup>2</sup>, which has a bath and a shower, a WC, bidet and washbasin.

A timber staircase leads up to a landing and a bedroom of  $4.1\,\mathrm{m}^2$  and a shower room with WC. The floors are timber boarded, and the doors are solid timber.

Inside the studio, four steps down bring you to the living/sleeping/kitchen area, with coloured floor tiles, timber ceiling beams and full-length sliding glazed doors to open onto the timber-decked sun terrace.

Both the studio and terrace face west. There is a neat shower room in the corner of the room by the compact kitchen. The heating is electric; the yearly copropriété charges were 1678€...