

Charming 3-bed, 2-bath character canalside-village house, large roof terrace with views, small outbuilding.



INFORMATION

Town:	La Redorte
Department:	Aude
Bed:	3
Bath:	2
Floor:	98 m2
Plot Size:	32 m2



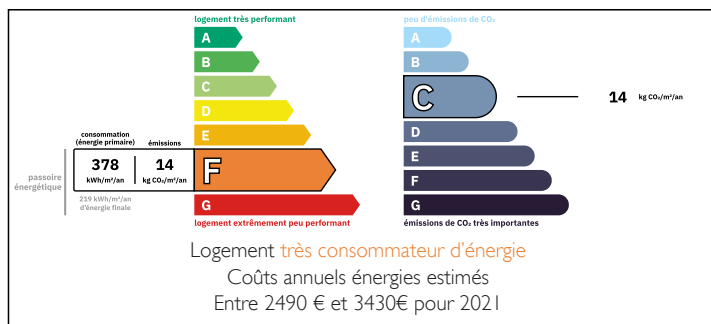
IN BRIEF

A lovely traditional Minervois house, spacious, bright and airy, with the convenience of two kitchens, two shower rooms and three bedrooms, plus the ample terrace with its views, ideal for watching the sunset and sunrise!

The house is situated on a quiet street, though very close to shops, supermarket, service station, post office, café, bakery, restaurants, pharmacy and medical centre. Parking is easy to find in the adjacent roads, and buses are available to Carcassonne regularly.

This property has an improved energy label under 2026 rules.

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.



DESCRIPTION

The front door leads into a light lobby area with a pretty internal glazed door, and then into the living/dining area of 26.6m² with a smart Franco-Belgian woodburning stove, which heats the whole house. The living room and kitchen (12m²) face south-east and have nice big windows. There are natural timber panelled doors. On this floor there is also a shower room with WC. (2.85m²).

A timber staircase leads to the first floor, where there are three lovely bedrooms of 13.6m², 12.7m² and 10.9m², and a shower room of 1.5m² and a separate WC of 1.24m². The main bedroom and the smaller bedroom each have exposed timber beams and a natural stone wall, and the main bedroom has a pretty corner wardrobe. The ground and first floors have electric convectors in each room.

LOCAL TAXES

Taxe foncière: 1031 EUR

On the top floor is the second kitchen plus dining area of 12m², with large sliding double-glazed timber doors leading out to the 32m² terrace, with its lovely views, mostly south but also east and north. There are a sink and a barbecue here, and one looks over the clay-tiled roofs to the lines of trees by the Canal du Midi, which is 50m away, or to the vineyards on the edge of the village. It is private and quiet with lots of birdsong, and swallows flying over in summer.

NOTES

At ground floor level, accessed from the road next to the house is a small storeroom of 4.6m² with a sink and fireplace.

La Redorte...