



PULLEN
REAL ESTATE • FRANCE

THE KEY TO PROPERTY IN THE LANGUEDOC

PRICE: 148,000€ (incl. agency fees payable by vendor)

Charming duplex in stately building in Canal du Midi village



A charming, well maintained 2-bed apartment offering 75m² of habitable space, in a residential development of a stately 18th Century building with private parking, communal swimming pool, sauna and beautiful gardens, in the centre of this busy village and only 500m from the Canal du Midi.

The apartment is located on the first floor of the building overlooking the beautifully landscaped courtyard gardens of the development. One enters directly onto a bright open plan living room, with a fully fitted kitchen and dining area. There is also a shower room on this level. The 2 bedrooms and a bathroom are on the upper floor.

The apartment comes with a private parking space and a storage unit. Residents in the development can enjoy use of a communal swimming pool and a sauna during the summer months. The property is in great condition throughout and requires no works, so is ready to go as a holiday home and/or a letting unit, with rental incomes in the high season at around 600€ per week.

Ground Floor:

Open plan living room – 38m²

Shower room -3m²

1st Floor:

Bedroom 1 – 15m²

Bedroom 2 – 8m²

Bathroom – 8.5m²

Hallway – 4m²

General:

Electric heating

Double glazing

Mains drainage

Smoke alarm

Service charges approx. 1700€p.a (including water charges)

Tax Foncière approx. 755€p.a



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Location:

La Redorte - Large village in the Minervois bordered by the Canal du Midi with all commerce, including supermarkets, restaurants, cafe and bakery, etc., 30 minutes from Narbonne and Carcassonne, 45 minutes from airports at Beziers and Perpignan and 5 minutes from Lac Jouarres, a nautical sports centre with beach