



## Superb Character Property With 190 M2 Of Living Space, 4 Bedrooms, 2 Bathrooms And Nice Terrace.



### Agent Info

Name:	Freddy Rueda
Company Name:	Freddy Rueda Sarl
Name:	
Country:	France
Experience since:	
Service Type:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Phone:	+33 (467) 363-428
Languages:	English, French
Website:	<a href="https://realestateoccitane.com">https://realestateoccitane.com</a>

### Listing details

Property for:	Sale
Price:	USD 205,360.42

### Location

Country:	France
State/Region/Province:	Occitanie
City:	La Redorte
ZIP code:	11700
Posted:	Mar 19, 2026

### Description:

Charming village in the Minervois offering bakery, butcher, grocery shop, cafe, restaurant, tobacco shop, ideally located just 10 minutes from Rieux-Minervois, 10 minutes from Lac de Jouarres and 25 minutes from Carcassonne and its airport !

Superb character property dating from 1880, with 190 m2 of living space and generous volumes throughout. The property offers a spacious open-plan living area with a fully fitted and equipped kitchen, a back kitchen/laundry room, a cosy lounge, 4 bedrooms, 2 bathrooms, as well as an additional large reception room opening onto a terrace. Ideally situated in the heart of the historic village centre ! Parking nearby !

Ground = Entrance hall of 9 m2 + cosy lounge of 13.16 m2 featuring an exposed stone wall + living area of 32 m2 with a fully fitted open-plan kitchen (large central island with storage, electric hob, extractor hood, electric oven, fridge, worktop, sink) and a beautiful period fireplace + spacious laundry room/back kitchen of 20.22 m2 with (sink and range cooker) + WC of 1.59 m2 with hand basin.

1st = Hall of 6.52 m2 + spacious lounge of 22 m2 with access to the terrace via French doors + east-



facing terrace of 24 m<sup>2</sup> + bathroom of 12.77 m<sup>2</sup> (bathtub, vanity unit, WC, walk-in shower) + bedroom of 13.94 m<sup>2</sup> with built-in cupboard.

2nd = Hall of 6.38 m<sup>2</sup> + bedroom of 13.88 m<sup>2</sup> with built-in cupboard + bedroom of 13 m<sup>2</sup> + corridor of 3 m<sup>2</sup> + shower room of 4.87 m<sup>2</sup> (walk-in shower, vanity unit, WC) + spacious bedroom of 18.58 m<sup>2</sup>.

Additional features = New roof + all bathrooms have been recently renovated (new plumbing:) + electric heating + fireplace + superb original cement tile and tomette flooring + single and double glazing + connected to mains drainage + estimated amount of annual energy consumption for standard use: between 2208 Euros and 2988 Euros per year. Average energy prices indexed on 2021, 2022 and 2023 (including subscriptions) + annual property tax of 1100 Euros.

Price = 175.000 Euros (A superb opportunity !)

The prices are inclusive of agents fees (paid by the vendors). The notaire's fees have to be paid on top at the actual official rate. Information on the risks to which this property is exposed is available on the Georisks website: [georisques.gouv.fr](http://georisques.gouv.fr)

Property Id : 81782

Property Size: 190 m<sup>2</sup>

Bedrooms: 4

Bathrooms: 2

Reference: PR175000E

## Other Features

Immediately Habitable

Latest properties

Outside space

Rental Potential

Terrace

## Common

Bedrooms: 4

Bathrooms: 2

Finished sq. ft.: 190 sq m

## Utility details

Heating: Yes

## Lease terms

Date Available:



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**Contact information**

IMLIX ID:

IX8.294.387

