



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



### Информация об агенте

Название:	Freddy Rueda
Название компании:	Freddy Rueda Sarl
Страна:	Франция
Experience since:	
Тип услуг:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Телефон:	+33 (467) 363-428
Languages:	English, French
Веб-сайт:	<a href="https://realestateoccitane.com">https://realestateoccitane.com</a>

### Детали объявления

Недвижимость:	На продажу
Цена:	USD 205,360.42

### Местоположение

Страна:	Франция
Область:	Occitanie
Город:	La Redorte
Почтовый индекс:	11700
Добавлено:	19.03.2026
Описание:	

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

## Общие

Спальни:	4
Ванные комнаты:	2
Готовые кв.м.:	190 кв м

## Utility details

Heating:	да
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## Lease terms

Date Available:



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**Contact information**

IMLIX ID:

IX8.294.387

