

Charming three-bedroom village house with terrace and garden.



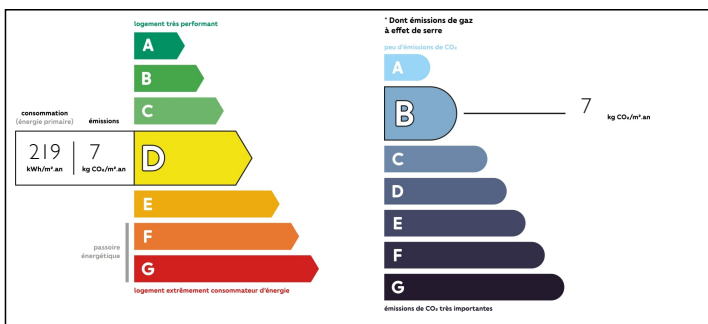
INFORMATION

Town:	Gaja-la-Selve
Department:	Aude
Bed:	3
Bath:	1
Floor:	100 m2
Plot Size:	147 m2

IN BRIEF

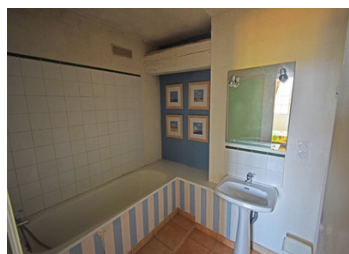
In the peaceful village of Gaja-la-Selve you find this charming house, on a quiet street with views over the rolling hills. A generous living area downstairs is complimented by a beautiful rear terrace and good sized kitchen. Three bedrooms, and two bathrooms as well as converted attic space make this property ideal for a family holiday home or investment property.

ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

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 entrance leads into a large living area with the good sized kitchen on the left with a window onto the street. The main living area has a wood burner to keep the house cosy in winter and a terrace to enjoy sunny mornings and evenings.

On the first floor there are three bedrooms, one with a shower room, a separate family bathroom and two additional separate toilets, perfect for when guests or family come to stay. There is also a fully renovated attic space that could serve as a further bedroom or office.

Across the small street in front of the house is a garden with plenty of space to sit and enjoy the quiet and calm of the village.

The village of Gaja-la-Selve is surrounded by rolling hills but well connected to local towns and larger cities. Belpech and Mirepoix are 15 minutes away, the more substantial town of Castelnaudary and the motorway junction is 20 minutes and Toulouse and Carcassonne, with their airports, are less than an hour away.

Come and see it for yourself.

Additional photos and plan available on request.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

NOTES