

Beautifully renovated village house with large terrace and garden

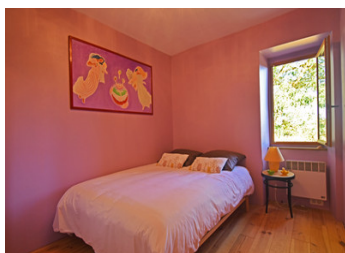


INFORMATION

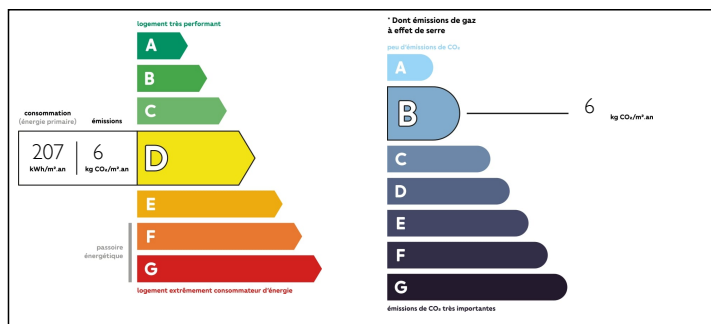
Town:	Gaja-la-Selve
Department:	Aude
Bed:	3
Bath:	1
Floor:	108 m2
Plot Size:	81 m2

IN BRIEF

This beautifully renovated house on a quiet street in the heart of the charming village of Gaja-la-Selve would make a perfect holiday home or first property in this wonderful region. The property has been renovated throughout, including double glazing, a large rear terrace and 3 good sized bedrooms.



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.



NOTES

DESCRIPTION

The beautiful wooden door with stained glass window leads into the spacious living area. There is a wood burner that comfortably heats the whole room in winter and plenty of space for a lounge and dining area. To the rear is a large kitchen and adjoining utility room and downstairs toilet. The highlight is the rear terrace with views over the surrounding countryside, the perfect spot to enjoy an al fresco meal or just soak in the tranquility around this beautiful property.

A traditional wooden staircase leads to a large front bedroom with views to the street, there is space on the landing for a library or other storage. The other side of the landing is a good sized, beautifully decorated bathroom, and another double bedroom with views over the countryside.

The attic has been renovated with solid wood floors and would make a very large bedroom/office or playroom depending on your needs.

As well as the terrace the property has a garden on the other side of the street with space for a vegetable patch or another spot to soak in the peace and quiet of the village.

There is also a cellar/wood store located under the terrace and perfect for keeping your wood dry or storing tools/gardening equipment.

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...