

## Charming former boulangerie with large terrace, spacious bedrooms and beautiful views near Castelnaudary

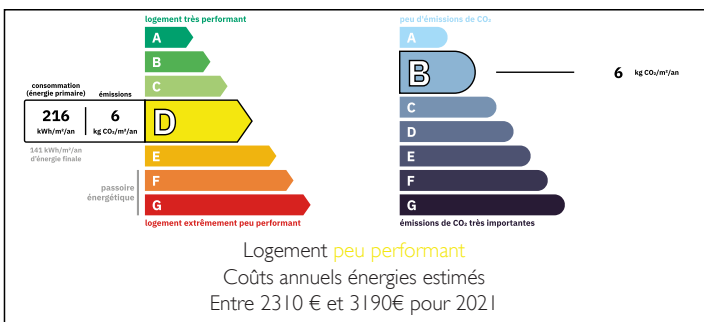


## INFORMATION

Town:	Gaja-la-Selve
Department:	Aude
Bed:	3
Bath:	2
Floor:	224 m2
Plot Size:	90 m2



## ENERGY - DPE



## IN BRIEF

This former boulangerie is full of character features and ideally located between Castelnaudary and Mirepoix, in the pretty village of Gaja-la-Selve. Across three levels the property boasts 3 generous bedrooms, two bathrooms and two large living spaces including a fully equipped cinema room next to the old bread oven, perfect for hosting a weekly film night. The highlight of the property is an 80m<sup>2</sup> terrace with space for relaxing, dining or simply soaking in the beautiful views. The property also has two rooms currently used for storage that could be renovated according to your needs, a cellar and a large garage with plenty of room for a workshop.

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

In the centre of the charming little village of Gaja-la-Selve this former boulangerie is still at the heart of the community. There are two entrances into either the downstairs lounge and cinema room or the main living area above. The cinema room has been created next to the bread oven and alongside the lounge area it provides a perfect spot to relax with a blockbuster on a winter's evening. There is a wood-burner to complement the electric heating that keeps the property nice and cosy. The main living area has a corner kitchen as well as plenty of space for dining or curling up with a good book. Best of all you have access out onto the terrace, with a covered kitchen area, and views over the village and countryside beyond. This is the ideal place to enjoy warm spring and summer evenings with a glass of wine or the first morning glow of the sunrise with a coffee.

On the central floor there is a family bathroom, separate toilet and a spacious bedroom. The staircase leads to two further bedrooms on the top floor. One is a good-sized double room, and the other is currently used as a dormitory style room for children with space for 3 or 4 beds and storage space under the eaves. There is also a shower room with a toilet on this floor.

From the cinema room and lounge there is access to a large garage with space...

## LOCAL TAXES

**Taxe foncière: 835 EUR**

## NOTES