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## Pleasant Single Storey House With 3 Bedrooms On A Pleasant 612 M2 Plot...

Cessenon Sur Orb , Herault , Occitanie



**€243,000**

inc. of agency fees

3 Beds

2 Baths

Hamlet with no shops, located at only 5 minutes from Cessenon-sur-Orb (magnificent village with all shops and the river crossing by), 10 minutes from Saint Chinian, 30 minutes from Beziers and 40 minutes...

### At a Glance

<b>Reference</b>	MFH-LFR-PC243000E	<b>Near to</b>	Cessenon Sur Orb	<b>Price</b>	€243,000
<b>Bed</b>	3	<b>Bath</b>	2	<b>Land Tax</b>	N/A
		<b>Pool</b>	No		

### Property Description

Hamlet with no shops, located at only 5 minutes from Cessenon-sur-Orb (magnificent village with all shops and the river crossing by), 10 minutes from Saint Chinian, 30 minutes from Beziers and 40 minutes from the beach !

Pleasant single storey house (from 1987 with a recent extension, traditional construction) offering a living space of 125 m2 comprising 3 bedrooms (one en suite), 2 shower rooms, a mezzanine, plus a large living area of 57 m2 with open kitchen, on a pleasant 612 m2 plot. Quiet area, in the heart of nature with beautiful walks around !

Ground = Hallway of 5.03 m2 + WC of 2.12 m2 with hand basin + bedroom of 8.42 m2 (access to the shower room) + large living area of 57 m2 with a nice insert fireplace and open kitchen (bar, lower units, gas hob, hood, double sink) + shower room of 4.48 m2 (shower, basin unit) + large bedroom of 20 m2 with shower, WC and basin unit integrated in the bedroom + bedroom of 9.69 m2 + hall of 5.71 m2 (access to the back garden).

1st = Mezzanine of about 12 m2, ideal for storage or as extra bedroom.

Exterior = Pleasant land of 612 m2 + fruit trees (fig tree, apricot tree, grapes) + garden shed + water point + terrace on the side.

Extras = Built in 1987 (with a recent extension) + traditional construction with natural materials (wood, lime plaster:) + insert fireplace + reversible air conditioning + double glazing + wooden shutters + character (beams, wood:) + fiber + roof is fine + main sewage + annual land tax of 786 € + estimated amount of annual energy consumption for standard use: between 1170 € and 1582 € per year. Average energy prices indexed on 1st January 2021 (including subscriptions).

Price = 243.000 €

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 Geo-risks website: [georisques.gouv.fr](http://georisques.gouv.fr)

Property Id : 51738

Property Size: 125 m2

Property Lot Size: 612 m2

Bedrooms: 3

Bathrooms: 2

Reference: PC243000E

### **Other Features**

Immediately Habitable

Outside space

Private parking/Garage

Rental Potential

Terrace  
With Land/Garden

Summary

Property type:	House
Bedrooms:	3
Bathrooms	2
Price	€243,000

Key Information

Property Features:

- Immediately Habitable

Location: Occitanie





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