

[Click to view MFH-LFR-CC397850E](#)

Pretty Winegrowers House With 6 Bedrooms, Large Convertible Loft, Lovely...

Cessenon Sur Orb , Herault , Occitanie



€381,391

inc. of agency fees

6 Beds

2 Baths

Charming village, with cafe and grocery, located at 5 minutes from Cessenon sur Orb, 25 minutes from Beziers and 30 minutes from the beach !In a prominent...

At a Glance

Reference MFH-LFR-CC397850E

Bed 6

Near to Cessenon Sur Orb

Bath 2

Pool Yes

Price €381,391

Land Tax N/A

Property Description

Charming village, with cafe and grocery, located at 5 minutes from Cessenon sur Orb, 25 minutes from Beziers and 30 minutes from the beach !

In a prominent position of the main street of the village, a quality winegrowers house, semi-detached, offering about 200 m² of living space with 6 bedrooms, 2 bathrooms, a large convertible loft and a lovely south facing terrace. Some updating to foresee. Non attached garden of 398 m² with pool at just a few steps from the house.

Ground (lower) = Garage of 151 m² with access to the garden and parking/car port.

Ground (upper) = Entrance and hall of 73 m² + open plan kitchen and dining area of about 35 m² with large french windows + lounge of 19 m² with a wood burning stove + 3 bedrooms of 13 m², 13 m² and 14 m² + bathroom of 10 m² (bath, wc, double sink) + laundry room of 12 m² + lovely south facing terrace of 25 m² + access to the garage and garden.

1st = Spacious hall of 26 m² + bathroom of 5 m² (shower, sink) + separate wc + bedroom of 18 m² + bedroom of 12 m² + bedroom of 12 m² + attic to convert of 50 m².

Sundry = Wood fire + central heating + air conditioning + mature and planted, private and sunny non attached fenced garden of 398 m² with terraces and a pool (4x6m, 19 years) with sitting areas in the sun or shade and gate from another street + well + habitable immediately + possibility to convert the attic + annual property tax about 1750 € + estimated amount of annual energy consumption for standard use: between 2831 € and 3831 € per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + roof good (19 years) + partial double glazing+ recent facade + foresee some updating.

Price = 381.391 € (A must see !)

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

Property Id : 61405

Property Size: 200 m2

Property Lot Size: 398 m2

Bedrooms: 6

Bathrooms: 2

Reference: CC397850E

Other Features

Immediately Habitable

Outside space

Prestige

Private parking/Garage

Swimming Pool

Terrace

With Land/Garden

Summary

Property type:	Mansion
Bedrooms:	6
Bathrooms	2
Price	€381,391

Key Information

Property Features:

- Immediately Habitable

Swimming Pool? Yes

Location: Occitanie



Gallery









As Featured in

THE SUNDAY TIMES A Place in the Sun France The Sunday Telegraph THE GOOD property GUIDE Daily Mail Yorkshire Post FRENCH PROPERTY NEWS

Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

Contact us on:

0845 123 5885 (UK only local rate) / +44 (0) 113 216 4066,

or email us at bonjour@my-french-house.com.

To see more great properties like this one, visit our daily updated website at www.my-french-house.com.

Buying French Property Just Got Easier...

The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

You would have already been informed about the property taxes and legal fees (that incl. the stamp duty).

The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days cooling off period has expired. It takes an average of three months to buy a property in France.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

Testimonials

my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

C. BAUER – Sunday Times

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

S. and L. BROWN



Disclaimer: All properties and services on our website are based on information supplied by our agents, private individuals and other third parties. They are believed to be correct when entered into our systems and at the date this page is printed. Copyright ©2004-2025 my-french-house.com All Rights Reserved