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

Cessenon Sur Orb , Herault , Occitanie



# €397,850

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 position of the main street of the village, a...

### At a Glance

<b>Reference</b>	MFH-LFR-CC397850E	<b>Near to</b>	Cessenon Sur Orb	<b>Price</b>	€397,850
<b>Bed</b>	6	<b>Bath</b>	2	<b>Land Tax</b>	N/A
		<b>Pool</b>	Yes		

### 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 m<sup>2</sup> 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 m<sup>2</sup> with pool at just a few steps from the house.

Ground (lower) = Garage of 151 m<sup>2</sup> with access to the garden and parking/car port.

Ground (upper) = Entrance and hall of 73 m<sup>2</sup> + open plan kitchen and dining area of about 35 m<sup>2</sup> with large french windows + lounge of 19 m<sup>2</sup> with a wood burning stove + 3 bedrooms of 13 m<sup>2</sup>, 13 m<sup>2</sup> and 14 m<sup>2</sup> + bathroom of 10 m<sup>2</sup> (bath, wc, double sink) + laundry room of 12 m<sup>2</sup> + lovely south facing terrace of 25 m<sup>2</sup> + access to the garage and garden.

1st = Spacious hall of 26 m<sup>2</sup> + bathroom of 5 m<sup>2</sup> (shower, sink) + separate wc + bedroom of 18 m<sup>2</sup> + bedroom of 12 m<sup>2</sup> + bedroom of 12 m<sup>2</sup> + attic to convert of 50 m<sup>2</sup>.

Sundry = Wood fire + central heating + air conditioning + mature and planted, private and sunny non attached fenced garden of 398 m<sup>2</sup> 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 = 397.850 € (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](http://georisques.gouv.fr)

Property Id : 52940

Property Size: 200 m<sup>2</sup>

Property Lot Size: 398 m<sup>2</sup>

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:	House
Bedrooms:	6
Bathrooms	2
Price	€397,850

## Key Information

Property Features:	
• Immediately Habitable	
Swimming Pool?	Yes

## Location: Occitanie

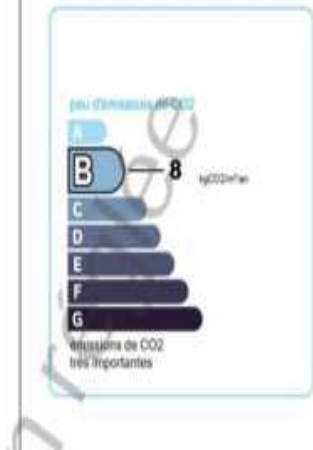
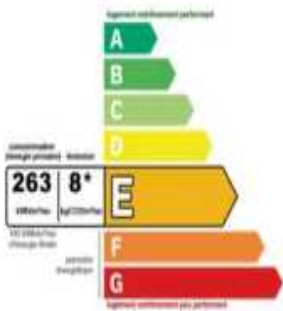


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**C. BAUER – Sunday Times**

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