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## Charming Village House With 96 M2 Of Living Space, Convertible Attic,...

Cessenon Sur Orb , Herault , Occitanie



# €176,000

inc. of agency fees

2 Beds

2 Baths

Nice hamlet right in the heart of nature, located at 15 minutes from Roquebrun (magnificent riverside village), at 20 minutes from Cessenon-sur-Orb and 45 minutes from Beziers !Charming village house...

### At a Glance

**Reference** MFH-LFR-ER176000EB

**Bed** 2

**Near to** Cessenon Sur Orb

**Bath** 2

**Pool** No

**Price** €176,000

**Land Tax** N/A

### Property Description

Nice hamlet right in the heart of nature, located at 15 minutes from Roquebrun (magnificent riverside village), at 20 minutes from Cessenon-sur-Orb and 45 minutes from Beziers !

Charming village house offering a living space of 96 m2 composed of 2 bedrooms, 2 shower rooms, a living area with open kitchen, a convertible attic, plus terraces with stunning views on hills and vineyards ! There is also a garden of 185 m2 at about 200m from the house. Quiet location !

Ground (-1)= Lounge or bedroom of 23 m2 with an independent access + large shower room of 9.65 m2 (basin unit, WC, shower, towel dryer) + covered terrace of 12 m2 + room of 12.64 m2 (ideal wine cellar) + hall of 3 m2.

Ground = Hall of 3 m2 + lounge/dining room and open kitchen of 20 m2 (central fireplace, higher and lower units, sink, electric oven) with access to the terrace + shower room of 4.66 m2 (WC, shower with stunning view, basin unit, towel dryer) + hall of 3 m2 + bedroom of 18 m2 + access to the attic + terrace of 23 m2.

1st = Convertible attic of about 70 m2 (access by retractable ladder).

Exterior = A superb terrace of 23 m2 with spectacular views + a covered terrace of 12 m2+ small outside space in front of the house for table and chairs + a garden of 185 m2 about 200m from the house.

Extras = Reversible air conditioning + electric heating + tiled floor + main sewage + new electricity + new roof + double glazing in some parts + each level can be independent so possibility to create a gite + estimated amount of annual energy consumption for standard use: between 1550 € and 2180 € per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + annual property tax of 361 €.

Price = 176.000 € (Charming ! Quiet place with stunning views !)

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 : 54788

Property Size: 96 m2

Property Lot Size: 89 m2

Bedrooms: 2

Bathrooms: 2

Reference: ER176000EB

### **Other Features**

Immediately Habitable

Latest properties

Outside space

Rental Potential

Terrace

With Land/Garden

## Summary

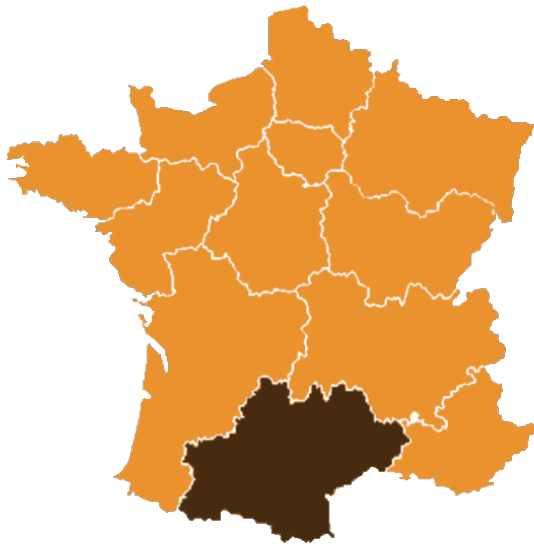
Property type:	Village house
Bedrooms:	2
Bathrooms	2
Price	€176,000

## Key Information

Property Features:

- Immediately Habitable

## Location: Occitanie



## Gallery







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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 calling 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.

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