

[Click to view MFH-LFR-CR126500E](#)

Pleasant Character Village House With 3 Bedrooms And A Large Stone Cellar,...

Cessenon Sur Orb , Hérault , Occitanie



€126,500

inc. of agency fees

3 Beds

1 Baths

Requested river-side village in the Orb Valley with all amenities (restaurants, bars, bakeries, butcher, supermarkets:) located at 10 minutes from Roquebrun, 25 minutes from Beziers and 30 minutes from...

At a Glance

Reference	MFH-LFR-CR126500E	Near to	Cessenon Sur Orb	Price	€126,500
Bed	3	Bath	1	Land Tax	N/A
		Pool	No		

Property Description

Requested river-side village in the Orb Valley with all amenities (restaurants, bars, bakeries, butcher, supermarkets:) located at 10 minutes from Roquebrun, 25 minutes from Beziers and 30 minutes from the beach !

Pleasant character village house offering a living space of 85 m², it is composed with 2 to 3 bedrooms, a kitchen, a bathroom, plus a large and beautiful cellar with stone exposed wall ! In a quiet impasse, walking distance to the river !

Ground = Hall of 5 m² + WC of 2.36 m² + bathroom of 4.76 m² (corner bath, italian walk-in shower, basin unit, towel dryer) + spacious and beautiful cellar of 17.09 m² with stone exposed wall and an independent access.

1st = Kitchen of 12 m² (lower and higher units, double sink, gaz hob, hood) + lounge (or bedroom) of 17.09 m² with nice wooden floor.

2nd = Another lounge (or bedroom) of 17.52 m² with wood burning stove + bedroom of 19.69 m².

Extras = Double glazing + electric heating + wood burning stove + stone exposed walls + on main sewage + estimated amount of annual energy consumption for standard use: between 1951 € and 2639 € per year.

Average energy prices indexed on 1st January 2021 (including subscriptions) + annual tax of about 500 € + walking distance to the river.

Price = 126.500 € (Super charming !)

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 : 55842

Property Size: 85 m²

Bedrooms: 3

Bathrooms: 1

Reference: CR126500E

Other Features

Immediately Habitable

Latest properties

Rental Potential

Summary

Property type:	Village house
Bedrooms:	3
Bathrooms	1
Price	€126,500

Key Information

Property Features:

- Immediately Habitable

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 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.

S. and L. BROWN

great service
fast transfers

send money abroad 24/7 excellent rates