

[Click to view MFH-LFR-C1252800e](#)

Magnificent Contemporary Villa With Main House And 2 Independent Apartments,...

Cessenon Sur Orb , Herault , Occitanie



€1,188,000

inc. of agency fees

8 Beds

4 Baths

In the Orb valley with the river passing by, located at 5 minutes from Cessenon-sur-Orb, 20 minutes from Beziers and 30 minutes from the beach !UNIQUE ! Magnificent contemporary high standing villa !...

At a Glance

Reference	MFH-LFR-C1252800e	Near to	Cessenon Sur Orb	Price	€1,188,000
Bed	8	Bath	4	Land Tax	N/A
		Pool	Yes		

Property Description

In the Orb valley with the river passing by, located at 5 minutes from Cessenon-sur-Orb, 20 minutes from Beziers and 30 minutes from the beach !

UNIQUE ! Magnificent contemporary high standing villa ! It will seduce you with its spacious volumes, its living area full of light and its independent gites ideal for rental income !

In total more than 370 m² of living space with a main house of 248 m² offering 5 bedrooms (one master), 2 bathrooms, a sublime cathedral living room of more than 80 m², a laundry room and a garage. Plus also 2 independent apartments (42.50 m² and 79.30 m²), both with private terrace and access ! On a beautiful land of 1274 m² with pool surrounded by a terrace of more than 50 m², a covered summer kitchen and a shower room ! An idyllic villa in a peaceful spot, at walking distance to the river and close to a green path for nice walks !

Main house (248 m²)

Ground = Large entrance of 8.60 m² + WC of 1.80 m² with hand basin unit + corridor of 9.50 m² + bedroom of 15.45 m² (fitted cupboards) + bedroom of 15.60 m² (fitted cupboards and access to the terrace) + bedroom of 14.65 m² (fitted cupboards) + bedroom of 14.50 m² (fitted cupboards) + WC of 1.45 m² + bathroom of 6.40 m², fully tiled with travertin marble (bath, italian walk-in shower, double basin unit) + a superb living area of more than 80 m² with open fully equipped kitchen (large central island, electric oven, micro waves, induction hob by Nikola Tesla, integrated extractor hood, built-in dish washer, granite cutting board, coffee machine, double granite sink) also a beautiful very bright cathedral living room with large high windows leading to the pool area, magnificent high ceilings and a cosy lounge with a wood burning stove + hall of 3.95 m² + master bedroom of 34.10 m² with a tropical greenhouse and access to the exterior, a dressing area and a bathroom (bath, italian walk-in shower, double basin unit) + shoe cupboard of 3.20 m² + laundry room and garage of 31.20 m².

1st = Nice mezzanine of 38.35 m² with traditional framework and oak wooden parquet floor.

Independent apartment (42.50 m²)

Ground = Living room of 23.80 m² with open kitchen (sink, electric hob, hood) + bedroom of 13.20 m² with en suite shower room of 5.60 m², fully tiled with travertin marble (italian walk-in shower, WC, basin unit).

Independent apartment (79.30 m²)

Ground = Living room of 33.40 m² with open kitchen (working plan, fridge, double sink and hood) + hall of 4.90 m² + shower room of 8.15 m² (italian walk-in shower, double basin unit, towel dryer) + WC of 2.45 m² + bedroom of 14.15 m² + bedroom of 16.25 m².

Exterior = Magnificent land of 1274 m² with bali stone pool (10x6m, salty pool and a balneo bench) surrounding by a terrace of 50 m² + covered summer kitchen (cupboard and sink) + shower room (shower, WC, basin unit) + both apartments have a private terrace.

Extras = Built in 2021 (RT2012 standards) + reversible air conditioning + wood burning stove + thermodynamic boiler (very efficient) + travertin marble tiled floor + double glazing + electric roller shutters + natural station for wastewater, with spreading drain + estimated amount of annual energy consumption for standard use: between 1400 € and 1970 € per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + annual land tax of 736 €.

Price = 1.188.000 € (Superb !)

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 : 59311

Property Size: 370 m²

Property Lot Size: 1,274 m²

Bedrooms: 8

Bathrooms: 4

Reference: C1252800e

Other Features

Immediately Habitable

Latest properties

Outside space

Prestige

Private parking/Garage

Rental Potential

Swimming Pool

Terrace

With Land/Garden

Summary

Property type:	Modern Villa
Bedrooms:	8
Bathrooms	4
Price	€1,188,000

Key Information

Property Features:	
• Immediately Habitable	
Swimming Pool?	Yes

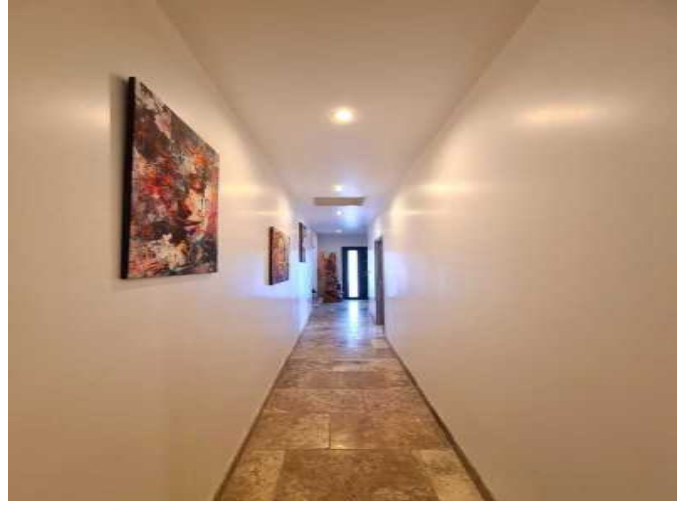
Location: Occitanie

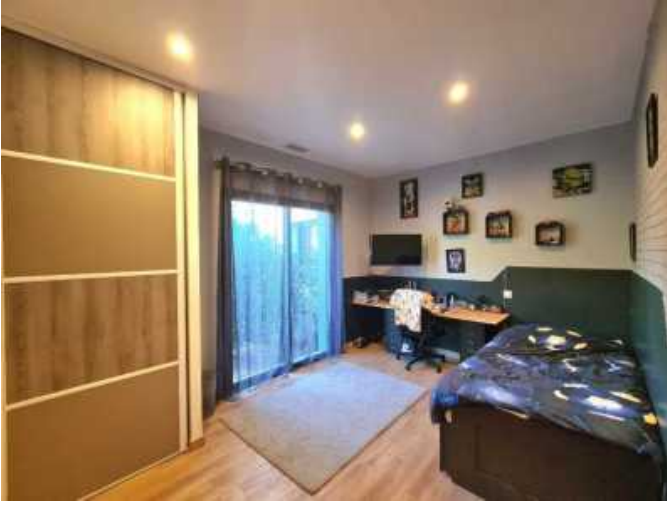


Gallery











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 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