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## 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

<b>Reference</b>	MFH-LFR-C1252800e	<b>Near to</b>	Cessenon Sur Orb	<b>Price</b>	€1,188,000
<b>Bed</b>	8	<b>Bath</b>	4	<b>Land Tax</b>	N/A
		<b>Pool</b>	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 m<sup>2</sup> of living space with a main house of 248 m<sup>2</sup> offering 5 bedrooms (one master), 2 bathrooms, a sublime cathedral living room of more than 80 m<sup>2</sup>, a laundry room and a garage. Plus also 2 independent apartments (42.50 m<sup>2</sup> and 79.30 m<sup>2</sup>), both with private terrace and access ! On a beautiful land of 1274 m<sup>2</sup> with pool surrounded by a terrace of more than 50 m<sup>2</sup>, 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 m<sup>2</sup>)

Ground = Large entrance of 8.60 m<sup>2</sup> + WC of 1.80 m<sup>2</sup> with hand basin unit + corridor of 9.50 m<sup>2</sup> + bedroom of 15.45 m<sup>2</sup> (fitted cupboards) + bedroom of 15.60 m<sup>2</sup> (fitted cupboards and access to the terrace) + bedroom of 14.65 m<sup>2</sup> (fitted cupboards) + bedroom of 14.50 m<sup>2</sup> (fitted cupboards) + WC of 1.45 m<sup>2</sup> + bathroom of 6.40 m<sup>2</sup>, fully tiled with travertin marble (bath, italian walk-in shower, double basin unit) + a superb living area of more than 80 m<sup>2</sup> 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 m<sup>2</sup> + master bedroom of 34.10 m<sup>2</sup> 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 m<sup>2</sup> + laundry room and garage of 31.20 m<sup>2</sup>.

1st = Nice mezzanine of 38.35 m<sup>2</sup> with traditional framework and oak wooden parquet floor.

#### Independent apartment (42.50 m<sup>2</sup>)

Ground = Living room of 23.80 m<sup>2</sup> with open kitchen (sink, electric hob, hood) + bedroom of 13.20 m<sup>2</sup> with en suite shower room of 5.60 m<sup>2</sup>, fully tiled with travertin marble (italian walk-in shower, WC, basin unit).

#### Independent apartment (79.30 m<sup>2</sup>)

Ground = Living room of 33.40 m<sup>2</sup> with open kitchen (working plan, fridge, double sink and hood) + hall of 4.90 m<sup>2</sup> + shower room of 8.15 m<sup>2</sup> (italian walk-in shower, double basin unit, towel dryer) + WC of 2.45 m<sup>2</sup> + bedroom of 14.15 m<sup>2</sup> + bedroom of 16.25 m<sup>2</sup>.

Exterior = Magnificent land of 1274 m<sup>2</sup> with bali stone pool (10x6m, salty pool and a balneo bench) surrounding by a terrace of 50 m<sup>2</sup> + 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](http://georisques.gouv.fr)

Property Id : 59311

Property Size: 370 m<sup>2</sup>

Property Lot Size: 1,274 m<sup>2</sup>

Bedrooms: 8

Bathrooms: 4

Reference: C1252800e

### **Other Features**

Immediately Habitable

Outside space

Prestige

Private parking/Garage

Rental Potential

Swimming Pool

Terrace

With Land/Garden

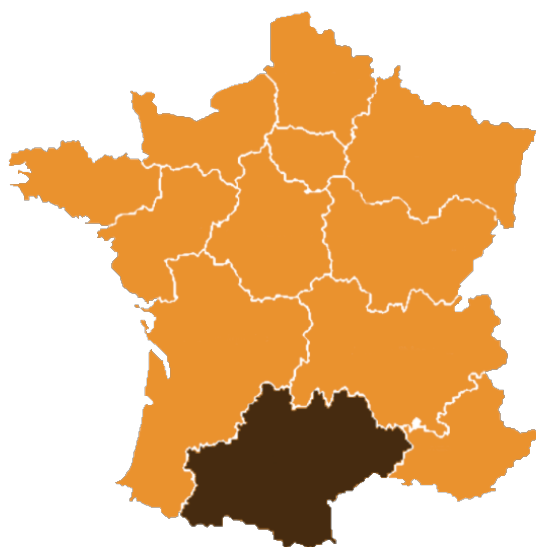
## Summary

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

## Key Information

Property Features:	
• Immediately Habitable	
Swimming Pool?	Yes

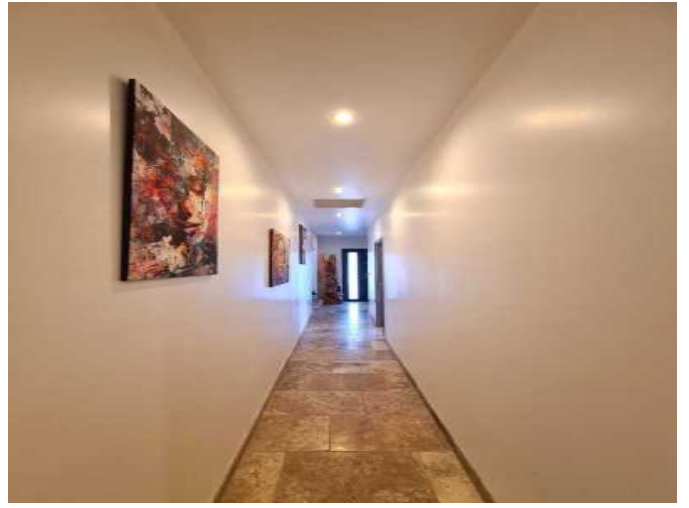
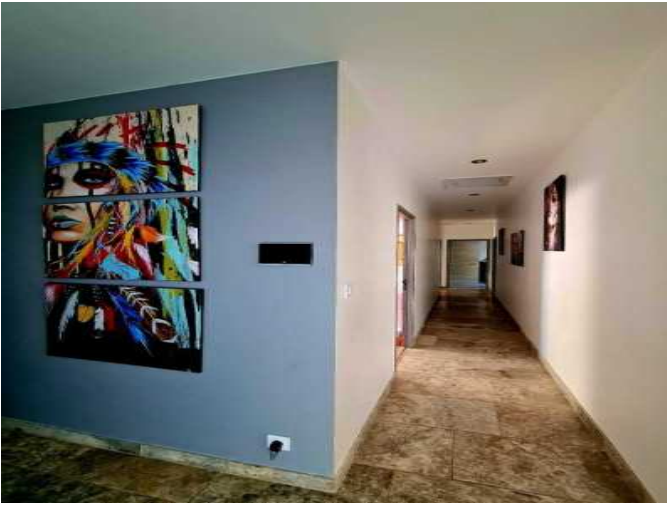
## Location: Occitanie

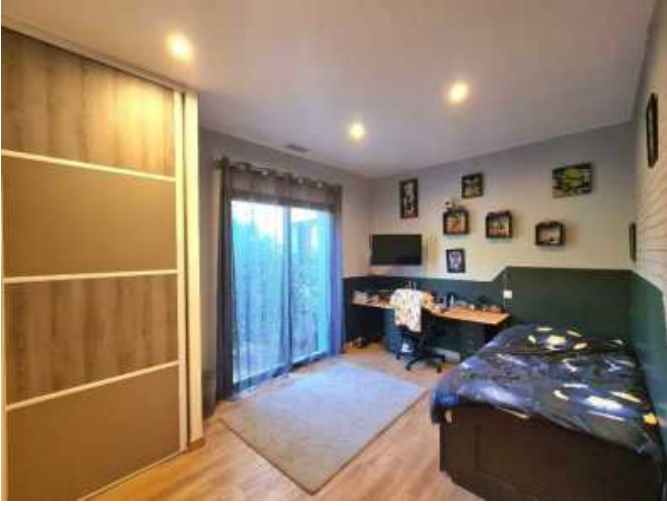


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**C. BAUER – Sunday Times**

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