

# **Beautiful Modern And Sophisticated Villa** With 4 Bedrooms On A 680 M2 Plot...

Cessenon Sur Orb, Herault, Occitanie





### At a Glance

Reference	MFH-LFR-CC588500E	Near to	Cessenon Sur Orb	Price	€470,800
Bed	4	Bath	2	Land Tax	N/A
		Pool	Yes		

### **Property Description**

Village with cafe/grocery, schools, 25 minutes from Beziers, 5 minutes from Cessenon sur Orb, 10 minutes from Saint Chinian, 5 minutes from the river Orb and 30 minutes from the beaches.

Beautiful villa built in 2021 offering 125 m2 of living space on 2 levels, including 4 bedrooms, one of which

is a large master suite. Set in impeccably landscaped gardens with 70 m2 terrace, magnificent Balinese swimming pool, summer kitchen with wood-burning oven and barbecue, petanque court and superb views of the rocky bars.

Ground = 5 m2 entrance with cupboard + 47 m2 living room/equipped kitchen (oven, microwave, American fridge, induction hob, hood, wine cellar, dishwasher, central island and storage space) + 27 m2 master suite with 7 m2 dressing room and 8 m2 shower room (double shower, double washbasin, bath) + 1.5 m2 WC with washbasin + 20 m2 garage, fully tiled and painted + 12 m2 veranda.

1st = 2 bedrooms of 12 m2 each, with wardrobes + bedroom of 13 m2 with wardrobe + shower room of 5.5 m2 (shower, double washbasin, WC).

Exterior = Landscaped garden with trees 680 m2 + automatic watering + saltwater swimming pool (5.50 x 6m) with heat pump and self-filling + south-facing terrace 70 m2 + tiled with gutters with 7 m2 summer kitchen (wood-burning oven, barbecue, bar) + petanque area + WC with washbasin + swimming pool room + 2 car parking spaces (printed concrete) + enclosed 1 car parking space with gate + magnificent view.

Miscellaneous = RT 2012 + estimated property tax of  $1000 \notin$  + ducted air conditioning + double glazing with roller shutter system + water softener + electric and central roller shutter system + thermodynamic water heater + mains drainage + burglar-resistant entrance door + electric garage gate + coloured lighting + automatic watering system + outside lighting + ten-year guarantee + estimated amount of annual energy consumption for standard use: between 420  $\notin$  and 568  $\notin$  per year. Average energy prices indexed on 1st January 2021 (including subscriptions).

Price =  $470.800 \in$  (Neat, charming and with superb 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

Property Id : 61064 Property Size: 125 m2 Property Lot Size: 680 m2 Bedrooms: 4 Bathrooms: 2 Reference: CC588500E

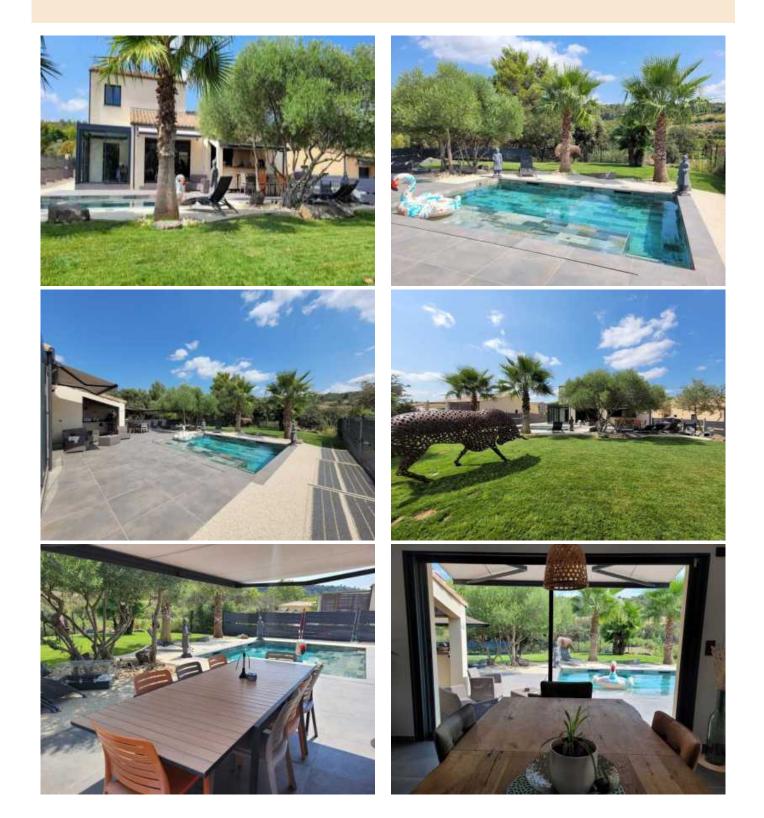
Other Features Immediately Habitable Latest properties Outside space Private parking/Garage Rental Potential Swimming Pool Terrace With Land/Garden

Summary		Key Information
Property type:	Modern Villa	Property Features:
Bedrooms:	4	• Immediately
Bathrooms 2		Habitable
Price	€470,800	Swimming Pool? Yes

## **Location: Occitanie**

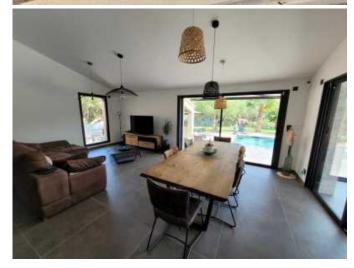


# Gallery

























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Emissions de gaz à effet de serre (GES) ser l'altradige la collectió fais deux laterer e la deux laterer Estimation des emissions : 1 kg<sub>encie</sub>lm<sup>2</sup> an





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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** 

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