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

Cessenon Sur Orb , Hérault , Occitanie



# €588,500

inc. of agency fees

4 Beds

2 Baths

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...

### At a Glance

|                  |                   |                |                  |                 |          |
|------------------|-------------------|----------------|------------------|-----------------|----------|
| <b>Reference</b> | MFH-LFR-CC588500E | <b>Near to</b> | Cessenon Sur Orb | <b>Price</b>    | €588,500 |
| <b>Bed</b>       | 4                 | <b>Bath</b>    | 2                | <b>Land Tax</b> | N/A      |
|                  |                   | <b>Pool</b>    | 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 m<sup>2</sup> terrace, magnificent Balinese swimming pool, summer kitchen with wood-burning oven and barbecue, petanque court and superb views of the rocky bars.

Ground = 5 m<sup>2</sup> entrance with cupboard + 47 m<sup>2</sup> living room/equipped kitchen (oven, microwave, American fridge, induction hob, hood, wine cellar, dishwasher, central island and storage space) + 27 m<sup>2</sup> master suite with 7 m<sup>2</sup> dressing room and 8 m<sup>2</sup> shower room (double shower, double washbasin, bath) + 1.5 m<sup>2</sup> WC with washbasin + 20 m<sup>2</sup> garage, fully tiled and painted + 12 m<sup>2</sup> veranda.

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

Exterior = Landscaped garden with trees 680 m<sup>2</sup> + automatic watering + saltwater swimming pool (5.50 x 6m) with heat pump and self-filling + south-facing terrace 70 m<sup>2</sup> + tiled with gutters with 7 m<sup>2</sup> 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 € + 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 € and 568 € per year. Average energy prices indexed on 1st January 2021 (including subscriptions).

Price = 588.500 € (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](http://georisques.gouv.fr)

Property Id : 56900

Property Size: 125 m<sup>2</sup>

Property Lot Size: 680 m<sup>2</sup>

Bedrooms: 4

Bathrooms: 2

Reference: CC588500E

### **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:      | 4            |
| Bathrooms      | 2            |
| Price          | €588,500     |

## Key Information

Property Features:

- Immediately Habitable

Swimming Pool? Yes

## Location: Occitanie



# Gallery







| Consommations énergétiques  | Emissions de gaz à effet de serre (GES)  |
|---|--|
| <p>Les données présentées sont à titre indicatif. Le calcul des émissions de gaz à effet de serre est basé sur les consommations conventionnelles de gaz et d'électricité, et ne tient pas compte de la production d'électricité à partir de sources renouvelables.</p> <p>Consommation conventionnelle : 45 kWh/m<sup>2</sup>.an</p> | <p>pour le chauffage, la production d'eau chaude sanitaire et le refroidissement</p> <p>Estimation des émissions : 1 kgCO<sub>2</sub>e/m<sup>2</sup>.an</p>  |
| <p>45 kWh/m<sup>2</sup>.an</p> <p>1*</p> <p>A</p> <p>B</p> <p>C</p> <p>D</p> <p>E</p> <p>F</p> <p>G</p>   | <p>peu d'émissions de CO<sub>2</sub></p> <p>A — 1 kgCO<sub>2</sub>e/m<sup>2</sup>.an</p> <p>B</p> <p>C</p> <p>D</p> <p>E</p> <p>F</p> <p>G</p> <p>émissions de CO<sub>2</sub> très importantes</p> |

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**C. BAUER – Sunday Times**

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