Click to view MFH-LFR-CC588500E

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

Cessenon Sur Orb, Herault, 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

**Reference** MFH-LFR-CC588500E

Near to Cessenon Sur Orb

**Price** €588,500

Bed 4

Bath

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.

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

Property Id: 56900 Property Size: 125 m2

Property Lot Size: 680 m2

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**

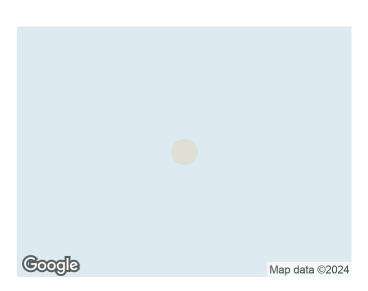
Property Features:

• Immediately Habitable

Swimming Pool? Yes

## **Location: Occitanie**





# Gallery











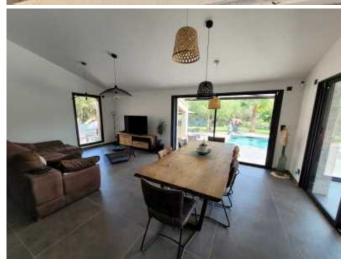










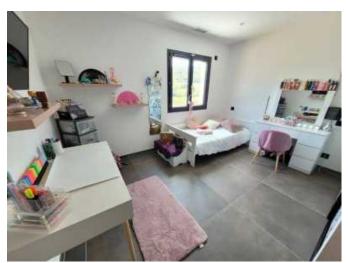














Consommations energetiques

Consommation conventionnelle: 45 kWh<sub>m</sub>/m² an





Emissions de gaz à effet de serre (GES)

Estimation des emissions : 1 kg<sub>escon</sub>im², an



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 ours 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



Disclaimer: All properties and services on our website are based on information supplied by our agents, private individuals and other third parties. They are believed to be correct when entered into our systems and at the date this page is printed. Copyright ©2004-2024 my-french-house.com All Rights Reserved