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## Single Storey Villa To Refresh With 145 M2 Of Living Space Offering 5...

Cessenon Sur Orb , Hérault , Occitanie



# €319,000

inc. of agency fees

5 Beds

2 Baths

Dynamic and requested village of the Orb Valley with all amenities and beautiful river passing by, located at 10 minutes from Roquebrun, 25 minutes from Beziers and 35 minutes from the beach !Single storey...

### At a Glance

<b>Reference</b>	MFH-LFR-CR319000E	<b>Near to</b>	Cessenon Sur Orb	<b>Price</b>	€319,000
<b>Bed</b>	5	<b>Bath</b>	2	<b>Land Tax</b>	N/A
		<b>Pool</b>	Yes		

### Property Description

Dynamic and requested village of the Orb Valley with all amenities and beautiful river passing by, located at 10 minutes from Roquebrun, 25 minutes from Beziers and 35 minutes from the beach !

Single storey villa to refresh, from the 80's with a living space of 145 m2 offering 5 bedrooms, 2 shower

rooms, a living room, a large separate kitchen, plus a garage, on a 994 m2 plot. Nearby the river and at walking distance to the center !

Ground = Entrance of 6.21 m2 + living room of 40 m2 with an insert fireplace and french windows leading on terrace + kitchen of 15.79 m2 (lower and higher units, electric hob and oven, double sink, hood and french windows to the exterior) + corridor of 7.48 m2 with cupboard + bedroom of 10.05 m2 with cupboard and sink + bedroom of 8.80 m2 with cupboard + shower room of 5.75 m2 (italian shower, sink, bidet) + bedroom of 11.74 m2 with cupboard + bedroom of 8.89 m2 + WC of 1.62 m2 + boiler room of 4 m2 (access to the garden) + corridor of 9 m2 + master bedroom of 14.56 m2 with bedroom of 10.29 m2 and en suite shower room of 4.67 m2 (sink, shower, WC) + garage of 22 m2 + large cellar.

Exterior = Land of 994 m2 with 2 gates + can receive a pool + terrace of about 20 m2 in front of the house.

Extras = Reversible air conditioning + insert fireplace + electric heating + solar panels for hot water + double glazing + electric roller shutters + tiled floor + spacious volumes and great potential for this house after a little updating + estimated amount of annual energy consumption for standard use: between 1497 € and 2025 € per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + yearly property tax of 554 €.

Price = 319.000 € (Nice potential !)

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 : 57389

Property Size: 145 m2

Property Lot Size: 994 m2

Bedrooms: 5

Bathrooms: 2

Reference: CR319000E

### **Other Features**

Immediately Habitable

Outside space

Private parking/Garage

Renovation required

Rental Potential

Terrace

With Land/Garden

## Summary

Property type:	Modern Villa
Bedrooms:	5
Bathrooms	2
Price	€319,000

## Key Information

Property Features:

- Immediately Habitable

Swimming Pool? Yes

## Location: Occitanie



## Gallery







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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.

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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**

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.

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