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

Cessenon Sur Orb, Herault, Occitanie



€298,080

inc. of agency fees

3 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...

### At a Glance

**Reference** MFH-LFR-CR319000E

Near to Cessenon Sur Orb

**Price** €298,080

Bed 3

Bath 2

Land Tax N/A

Pool 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 Euros and 2025 Euros per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + yearly property tax of 554 Euros.

Price = 298.080 Euros (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

Property Id: 63681 Property Size: 145 m2 Property Lot Size: 994 m2

Bedrooms: 3
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: 3 2 Bathrooms

€298,080 Price

# **Key Information**

Property Features: Immediately Habitable

> Swimming Pool? Yes

**Location: Occitanie** 



# Gallery























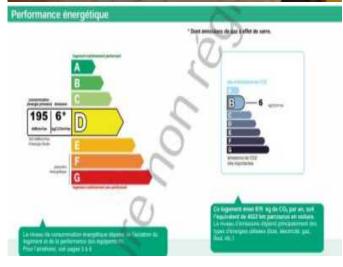














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#### C. BAUER – Sunday Times

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S. and L. BROWN



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