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## Beautiful Villa With 248 M2 Of Living Space Offering 7 Bedrooms On A 2165...

**Cessenon Sur Orb , Hérault , Occitanie**



# €810,000

inc. of agency fees

7 Beds

3 Baths

Riverside village, one of the most beautiful in the Orb valley, with several restaurants, cafes, local artisans, grocery: located at 10 minutes from Cessenon-sur-Orb,...

### At a Glance

<b>Reference</b>	MFH-LFR-RC810000E	<b>Near to</b>	Cessenon Sur Orb	<b>Price</b>	€810,000
<b>Bed</b>	7	<b>Bath</b>	3	<b>Land Tax</b>	N/A
		<b>Pool</b>	Yes		

### Property Description

Riverside village, one of the most beautiful in the Orb valley, with several restaurants, cafes, local artisans, grocery: located at 10 minutes from Cessenon-sur-Orb, 35 minutes from Beziers and 45 minutes from the beach !

Beautiful villa from 1998 with a total living space of 248 m<sup>2</sup>, which could be divided into 2 apartments, offering 7 bedrooms, 3 bathrooms, 2 kitchens, 2 living room, an office area, a cellar, a garage, on a beautiful land of 2165 m<sup>2</sup> with several olives trees and cypres trees, a petanque area, plus a vast terrace of more than 100 m<sup>2</sup> with a large southfacing pool with stunning views on hills ! A haven of peace !

Basement = Cellar.

Ground = Large entrance of 11.43 m<sup>2</sup> + corridor of 5.11 m<sup>2</sup> + kitchen of 12.17 m<sup>2</sup> (lower unit, sink, gas hob, electric oven, dish washer, fridge, french windows on the exterior) + living room of 35 m<sup>2</sup> with fireplace and access to terrace + bedroom of 14.69 m<sup>2</sup> (access terrace) + WC of 1.51 m<sup>2</sup> + bathroom of 6.30 m<sup>2</sup> (shower, bath, bidet, basin unit) + bedroom of 14.57 m<sup>2</sup> (access pool) + bedroom of 12.39 m<sup>2</sup>.

1st = Hall of 3 m<sup>2</sup> + large hall/office of 13.02 m<sup>2</sup> + kitchen of 12.33 m<sup>2</sup> (lower units, sink, electric hob, dish washer, fridge, electric oven) + living room of 35.42 m<sup>2</sup> (insert fireplace and french windows on a large terrace of about 15 m<sup>2</sup> with beautiful views) + corridor of 6 m<sup>2</sup> + bedroom of 15 m<sup>2</sup> (french windows on long covered terrace) + WC of 1.54 m<sup>2</sup> + bedroom of 14.52 m<sup>2</sup> (access terrace) + bathroom of 7 m<sup>2</sup> (bath, bidet, basin unit, WC) + bedroom of 12.32 m<sup>2</sup>.

2nd = Hall of 2 m<sup>2</sup> + bedroom of 14 m<sup>2</sup> (nice view).

Exterior = A pleasant and nice land of 2165 m<sup>2</sup> with several olives trees and cypres trees, entirely enclosed, with stunning views on hills + a vast terrace of about 100 m<sup>2</sup> with a southfacing pool (salted pool with mosaics, 10x5m, 1.80m deep) + petanque court + well + shower room/laundry room (shower, WC, sink) + garage for 1 car of about 20 m<sup>2</sup>.

Extras = Villa built in 1998, in good condition + 1000 m<sup>2</sup> is still constructible + fireplace + reversible air conditioning + double glazing + wooden shutters + tiled floor + on main sewage + sold fully furnished + estimated amount of annual energy consumption for standard use: between 1306 € and 1768 € per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + annual land tax of 1499 €.

Price = 810.000 € (Superb views ! Nearby the river ! Rental 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 : 58080

Property Size: 248 m<sup>2</sup>

Property Lot Size: 2,165 m<sup>2</sup>

Bedrooms: 7

Bathrooms: 3

Reference: RC810000E

**Other Features**

Immediately Habitable

Outside space

Prestige

Private parking/Garage

Rental Potential

Swimming Pool

Terrace

With Land/Garden

## Summary

Property type:	Modern Villa
Bedrooms:	7
Bathrooms	3
Price	€810,000

## Key Information

Property Features:

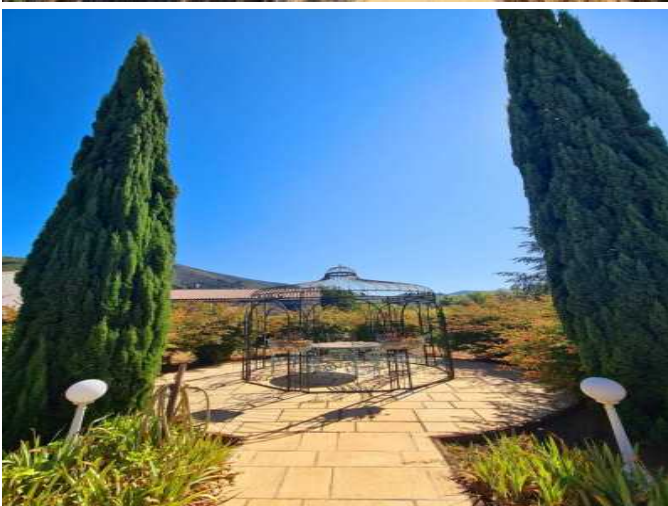
- Immediately Habitable

Swimming Pool? Yes

## Location: Occitanie

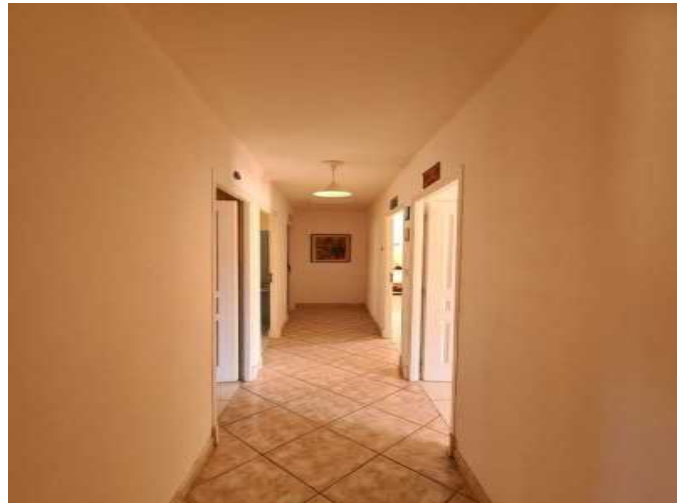


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**C. BAUER – Sunday Times**

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