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## Beautiful Stone Buildings With Main House, Independent Gite, Annexes,...

Causses Et Veyran , Herault , Occitanie



# €307,800

inc. of agency fees

5 Beds

3 Baths

Picturesque village with cafe and bread delivery, located at 10 minutes from Cessenon-sur-Orb, 30 minutes from Beziers and 40 minutes from the beach ! Beautiful stone buildings dating from the 17th century,...

### At a Glance

<b>Reference</b>	MFH-LFR-SC307800E	<b>Near to</b>	Causses Et Veyran	<b>Price</b>	€307,800
<b>Bed</b>	5	<b>Bath</b>	3	<b>Land Tax</b>	N/A
		<b>Pool</b>	Yes		

### Property Description

Picturesque village with cafe and bread delivery, located at 10 minutes from Cessenon-sur-Orb, 30 minutes from Beziers and 40 minutes from the beach !

Beautiful stone buildings dating from the 17th century, composed of a main house of 98 m2 offering 3 to 4

bedrooms, 2 bathrooms, a lounge, a living room with open kitchen, plus an independent gite of 23 m<sup>2</sup> and several annexes (workshop, cellar, technical local), with nice terraces and a pool ! Nestled in the heart of the natural park of Languedoc with views on the hills in the background ! Very charming !

Outbuildings = Workshop of 23 m<sup>2</sup> + vaulted cellar of 70 m<sup>2</sup> + pool house.

Independent gite of 23 m<sup>2</sup> = Studio with open kitchen (sink, electric hob, small fridge) + bedroom (nice exposed stone walls and beams) and its en suite shower room (shower, sink, WC).

Main house of 98 m<sup>2</sup>

Ground = Living room of 35 m<sup>2</sup> comprising a lounge/dining room and open kitchen (lower and higher units, sink, electric oven and hob, dish washer, fridge).

1st = Nice original staircase leading on a hall of 4.28 m<sup>2</sup> + bathroom of 4.80 m<sup>2</sup> (bath, sink, WC) + bedroom of 11.25 m<sup>2</sup> + bedroom of 14.66 m<sup>2</sup>.

2nd = Room of 20 m<sup>2</sup> (sloped ceiling) that could be used as a lounge or a bedroom (nice wooden parquet and balcony) + bedroom of 10 m<sup>2</sup> with en suite shower room of 3.69 m<sup>2</sup> (shower, sink, WC).

Outside = Large terrace of 33 m<sup>2</sup> in front of the main house and gite, with beautiful views on the hills + large pool area of about 60 m<sup>2</sup> (9x4m, mosaic tiles and chlorophyll pool).

Extras = Sold fully furnished + wood burning stove + electric heating + tiled floor + wooden parquet + lots of character (exposed stone walls and beams) + double glazing + wooden shutters + on main sewage + estimated amount of annual energy consumption for standard use: between 1977 € and 2675 € per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + annual land tax of 1031 €.

Price = 307.800 € (Very charming !)

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 : 58985

Property Size: 121 m<sup>2</sup>

Property Lot Size: 214 m<sup>2</sup>

Bedrooms: 5

Bathrooms: 3

Reference: SC307800E

## **Other Features**

Courtyard

Immediately Habitable

Latest properties

Outside space

Prestige

Rental Potential

Swimming Pool

Terrace

## Summary

Property type:	House
Bedrooms:	5
Bathrooms	3
Price	€307,800

## Key Information

Property Features:

- Courtyard
- 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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