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## Beautiful Stone Buildings With Main House, Independent Studio, Cellars,...

Causses Et Veyran , Herault , Occitanie



# €307,800

inc. of agency fees

5 Beds

3 Baths

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

### 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 bar and bread delivery, located 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 opening onto to a marble-paved terrace and a private pool. There are also an independent 23 m<sup>2</sup> studio and three cellars, including a workshop and pool plant/pump room. The house is nestled in the natural park of Languedoc with views of the hills in the background ! Very charming !

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

Ground floor = Living room, 35 m<sup>2</sup>, comprising a lounge/dining room and open kitchen ( base and wall kitchen units, sink, electric oven and hob, micro wave, dish washer, fridge/freezer).

1st floor = Original staircase leading up to a 4.28 m<sup>2</sup> landing + 4.80 m<sup>2</sup> bathroom (bath/shower, sink, WC) + 11.25 m<sup>2</sup> bedroom+ 14.66 m<sup>2</sup> bedroom.

2nd floor = 20 m<sup>2</sup> room (sloping ceiling) which could be used as a lounge or a bedroom (timber floorboards and Juliet balcony) + 10 m<sup>2</sup> bedroom with en suite shower room (3.69 m<sup>2</sup>) with shower, sink, WC.

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

Cellars = 23 m<sup>2</sup> workshop + 70 m<sup>2</sup> vaulted cellar + pool plant/pumproom.

Outside = Large terrace (33 m<sup>2</sup>) in front of the main house and studio, with beautiful views of the hills + large pool area of about 60 m<sup>2</sup> (9x4m, mosaic tiles, chlorinated, but with facility to be converted to salt electrolysis).

Extras = Sold fully furnished + wood burning stove + electric heating + terracotta tiled floors + timber floorboards + 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 € (A very charming property !)

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

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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**C. BAUER – Sunday Times**

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