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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

Reference MFH-LFR-SC307800E

Near to Causses Et Veyran

Price €307,800

Bed 5

Bath 3

Land Tax N/A

Pool 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 m2 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 m² + vaulted cellar of 70 m² + pool house.

Independent gite of 23 m 2 = 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 m²

Ground = Living room of 35 m2 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 m² + bathroom of 4.80 m² (bath, sink, WC) + bedroom of 11.25 m² + bedroom of 14.66 m².

2nd = Room of 20 m2 (slopen ceiling) that could be used as a lounge or a bedroom (nice wooden parquet and balcony) + bedroom of 10 m2 with en suite shower room of 3.69 m2 (shower, sink, WC).

Outside = Large terrace of 33 m2 in front of the main house and gite, with beautiful views on the hills + large pool area of about 60 m2 (9x4m, mosaïc tiles and chlory 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

Property Id: 58985
Property Size: 121 m2

Property Lot Size: 214 m²

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

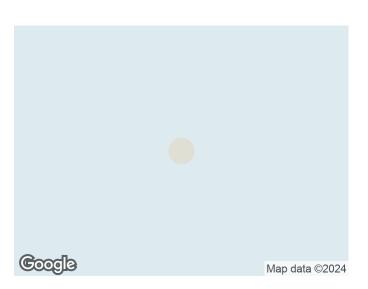
Property Features:

Courtyard

Swimming Pool? Yes

Location: Occitanie





Gallery















































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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.

S. and L. BROWN



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