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## Beautiful Exceptional House Formerly Attached To A Wine-Growing Estate...

Cessenon Sur Orb , Hérault , Occitanie



# €725,000

inc. of agency fees

7 Beds

3 Baths

Just 5 minutes from a pretty village with a grocery shop, 10 minutes from Cessenon sur Orb and its beach, 10 minutes from Murviel les Beziers, 25 minutes...

### At a Glance

<b>Reference</b>	MFH-LFR-C780000E	<b>Near to</b>	Cessenon Sur Orb	<b>Price</b>	€725,000
<b>Bed</b>	7	<b>Bath</b>	3	<b>Land Tax</b>	N/A
		<b>Pool</b>	Yes		

### Property Description

Just 5 minutes from a pretty village with a grocery shop, 10 minutes from Cessenon sur Orb and its beach, 10 minutes from Murviel les Beziers, 25 minutes from Beziers and 30 minutes from the beaches.

Beautiful exceptional house formerly attached to a wine-growing estate located in the heart of the vineyards,

offering vast living space of 435 m<sup>2</sup> on a plot of 3254 m<sup>2</sup>. It includes 6 to 7 bedrooms (2 en suite), a swimming pool and magnificent panoramic views of the surrounding vineyards. This type of estate is ideal for those seeking both spacious, luxurious living and picturesque surroundings linked to the world of wine. Such a property could be used as a primary or secondary residence, or even as a wedding venue, thanks to its size and beauty. The outdoor spaces, particularly the swimming pool and the uninterrupted views over the vines, add undeniable value to this property.

Ground = 42 m<sup>2</sup> entrance hall with study area + 79 m<sup>2</sup> lounge + 55 m<sup>2</sup> fitted kitchen (gas hob, American fridge, electric oven, microwave, dishwasher) + 8.8 m<sup>2</sup> utility room + 21 m<sup>2</sup> bedroom/study + WC with washbasin + 35 m<sup>2</sup> home cinema room (fully fitted) + 35 m<sup>2</sup> bedroom.

1st = 35 m<sup>2</sup> mezzanine + 23.4 m<sup>2</sup> en suite bedroom with 9.4 m<sup>2</sup> dressing room and 11.7 m<sup>2</sup> bathroom (2 basins, shower, bath, WC) + 18.4 m<sup>2</sup> bedroom + 21 m<sup>2</sup> bedroom + 5.2 m<sup>2</sup> bathroom (shower, bath, 2 basins, WC) + WC with washbasin + 22.3 m<sup>2</sup> en suite bedroom with 4 m<sup>2</sup> shower room (shower, basin, WC) + 9.4 m<sup>2</sup> bedroom.

Exterior = 3254 m<sup>2</sup> plot with swimming pool (10×5 m, chlorine and retractable cover) + 2 detached garages + porch for 2 cars + lovely terrace between the house and the swimming pool.

Miscellaneous = Underfloor central heating (gas, tank) + plan to change the reversible air-conditioning system + estimated amount of annual energy consumption for standard use: between 2938 € and 3976 € per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + annual property tax of 3500 € + borehole and septic tank shared with wine estate (notarised) + possibility of buying with furniture and an extra car for 40.000 € on top.

Price = 725.000 € (Perfect location !)

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 : 64475

Property Size: 435 m<sup>2</sup>

Property Lot Size: 3,254 m<sup>2</sup>

Bedrooms: 7

Bathrooms: 3

Reference: C780000E

### **Other Features**

Immediately Habitable

Latest properties

Outside space

Prestige

Private parking/Garage

Rental Potential

Swimming Pool

With Land/Garden

## Summary

Property type:	House
Bedrooms:	7
Bathrooms	3
Price	€725,000

## Key Information

Property Features:	
• Immediately Habitable	
Swimming Pool?	Yes

## Location: Occitanie

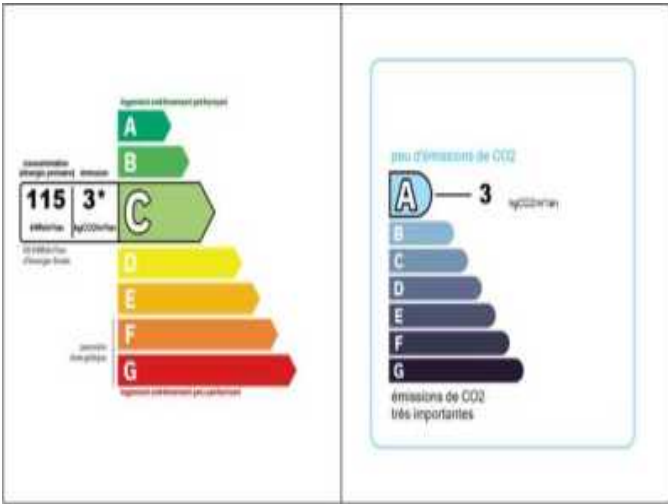


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The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

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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