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## Superb, Spacious, Fully Renovated Character House With 210 M2 Of Living...

**Cessenon Sur Orb , Herault , Occitanie**



**€264,600**

inc. of agency fees

3 Beds

2 Baths

Small town with all shops, nursery and primary schools, college, restaurants and cafe, 30 minutes from Beziers, close to the river Orb. This magnificent...

### At a Glance

**Reference** MFH-LFR-S289000E  
**Bed** 3

**Near to** Cessenon Sur Orb  
**Bath** 2  
**Pool** No

**Price** €264,600  
**Land Tax** N/A

### Property Description

Small town with all shops, nursery and primary schools, college, restaurants and cafe, 30 minutes from Beziers, close to the river Orb.

This magnificent character property, located in the heart of the town centre, combines old-world charm with

modernity, offering a rare opportunity to run a fully-fitted business on the ground floor. This vast space, ready to accommodate your professional activity, benefits from exceptional visibility thanks to its strategic location and elegant facade. Upstairs, the house with 210 m<sup>2</sup> of living space will win you over with its generous volumes, meticulous finishes and warm atmosphere. A real gem in the centre of all amenities, ideal for combining a comfortable lifestyle with a business project. Don't miss this unique opportunity!

Ground = Independent commercial premises with a 45 m<sup>2</sup> room overlooking the street + 17 m<sup>2</sup> room with storage space + WC + 8 m<sup>2</sup> hall with sink and access to the rear street.

1st = 5 m<sup>2</sup> hall + 20 m<sup>2</sup> lounge + 40 m<sup>2</sup> living room/equipped kitchen (wall and floor units, hob, oven, microwave, extractor fan, sink) + 4 m<sup>2</sup> WC with storage + 4 m<sup>2</sup> corridor + 3 bedrooms of 13 m<sup>2</sup>, 18 m<sup>2</sup> and 24 m<sup>2</sup> + 4.5 m<sup>2</sup> shower room (Italian shower, basin) + 5 m<sup>2</sup> bathroom (bath, WC, basin).

2nd = 18 m<sup>2</sup> hall + 2 rooms of 18 m<sup>2</sup> and 31 m<sup>2</sup>.

Miscellaneous = Complete renovation in 2022/2023 + reversible ducted air conditioning + double glazing + property tax of around 2000 Euros + estimated amount of annual energy consumption for standard use: between 2026 Euros and 2740 Euros per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + no work required + possibility of renting the premises for between 700 Euros and 800 Euros/month + easy nearby parking + possibility of buying an additional stone shed (250 m from the house) for 55000 Euros.

Price = 264.600 Euros (Superb and ideal location for a business, art gallery, coffee shop, :)

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 : 66503

Property Size: 210 m<sup>2</sup>

Bedrooms: 3

Bathrooms: 2

Reference: S289000E

## **Other Features**

Immediately Habitable

Latest properties

Rental Potential

Summary

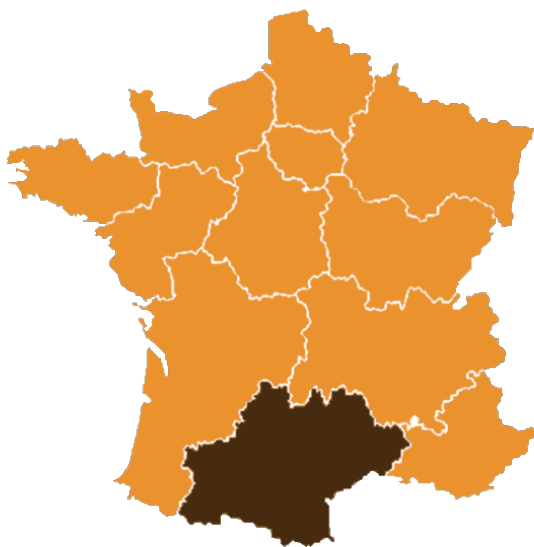
Property type:	House
Bedrooms:	3
Bathrooms	2
Price	€264,600

Key Information

Property Features:

- Immediately Habitable

Location: Occitanie



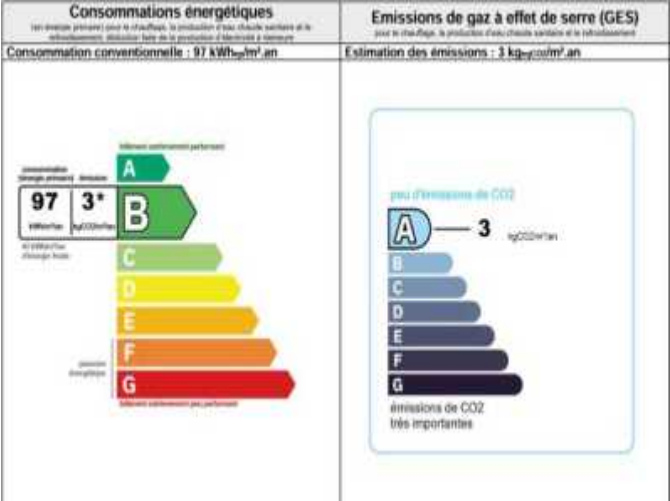
## Gallery











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Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

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**0845 123 5885** (UK only local rate ) / **+44 (0) 113 216 4066**,  
or email us at **[bonjour@my-french-house.com](mailto:bonjour@my-french-house.com)**.

To see more great properties like this one, visit our daily updated website at **[www.my-french-house.com](http://www.my-french-house.com)**.

## Buying French Property Just Got Easier...

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.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

## Testimonials

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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