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## Character Stone Village House With 4 Bedrooms, 2 Bathrooms, A Garage And...

Cessenon Sur Orb , Herault , Occitanie



**€198,000**

inc. of agency fees

4 Beds

2 Baths

Charming winegrowers village, with a breadshop, post office, cafe and primary school, 10 minutes to supermarkets, 20 minutes from Beziers and 30 minutes...

### At a Glance

<b>Reference</b>	MFH-LFR-CC198000E	<b>Near to</b>	Cessenon Sur Orb	<b>Price</b>	€198,000
<b>Bed</b>	4	<b>Bath</b>	2	<b>Land Tax</b>	N/A
		<b>Pool</b>	No		

### Property Description

Charming winegrowers village, with a breadshop, post office, cafe and primary school, 10 minutes to supermarkets, 20 minutes from Beziers and 30 minutes from beaches and airport.

Character, village house in stone, already renovated, on a quiet street and square in the heart of the village.

Once two houses, now joined together, allowing volumes of space on different levels, the property has many original features and rustic charm. It offers 137 m<sup>2</sup> of living space over three levels, comprising of a comfortable lounge opening onto the dining area and a brand new fitted kitchen, 3/4 bedrooms, 2 bathrooms, a garage, a covered veranda and an attic room which can be uncovered and made into an open roof terrace. A solid house with rustic charm, already renovated, ideally suited for year around living or an easy holiday home.

Ground = Entrance hall of 4 m<sup>2</sup> + nice bedroom of 12 m<sup>2</sup> (or perfect office) + garage of 40 m<sup>2</sup> with new electric shutter door (ample space for parking 1-2 small cars and tools/workshop) + utility area of 10 m<sup>2</sup> with sink.

1st = Bright, comfortable lounge with exposed stone work of about 25 m<sup>2</sup> opening onto the dining area of 25 m<sup>2</sup> leading to the newly fitted kitchen (oven, hob, fan, dishwasher) of 11 m<sup>2</sup> + stairs to the veranda and the attic space above + landing of 10 m<sup>2</sup> + bedroom of 14 m<sup>2</sup> + bedroom of 12 m<sup>2</sup> + bathroom of 5 m<sup>2</sup> (bathtub, handbasin, room for a wc) + shower room + 3,5 m<sup>2</sup> (shower, handbasin) + separate wc + cosy winter parlor of 8 m<sup>2</sup> with open fireplace and stairs leading to the bedroom above.

2nd = Bedroom/dressing of 11 m<sup>2</sup> with fitted wardrobes (walkthrough room), with stairs to attic bedroom of 10 m<sup>2</sup> with velux and possibility to increase ceiling height (currently low slanted ceiling) + covered veranda of about 20 m<sup>2</sup> overlooking the quiet square below + attic space of about 15 m<sup>2</sup> with possibility to convert into a roof terrace.

Sundry = Electric heating + fireplace + reversible air conditioning + double glazed windows throughout + insulated roof + electric and manual shutters + renovated over the past 20 years + practical and bright covered veranda + well maintained + some furniture may be negotiated + mains water and sewage + high-speed internet + foresee some cosmetic refreshments + habitable immediately + estimated amount of annual energy consumption for standard use: between 2591 Euros and 3505 Euros per year. Average energy prices indexed on 1st January 2021 (including subscriptions).

Price = 198.000 Euros (A solid house with rustic charm and features. Unusual - a must see !)

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 : 64006

Property Size: 137 m<sup>2</sup>

Bedrooms: 4

Bathrooms: 2

Reference: CC198000E

**Other Features**

Immediately Habitable

Private parking/Garage

Rental Potential

Terrace

## Summary

Property type:	Village house
Bedrooms:	4
Bathrooms	2
Price	€198,000

## Key Information

Property Features:

- Immediately Habitable

## Location: Occitanie



## Gallery











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**C. BAUER – Sunday Times**

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