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## Charming Character House With 3 Bedrooms And Magnificent Views, In A Riverside...

**Roquebrun , Herault , Occitanie**



**€137,500**  
inc. of agency fees

3 Beds

2 Baths

One of the most beautiful villages in the Orb valley, with its beautiful river, several cafes, restaurants, grocery: located at 10 minutes from Cessenon-sur-Orb, 35 minutes from Beziers and 45 minutes...

### At a Glance

**Reference** MFH-LFR-RC154000EB

**Bed** 3

**Near to** Roquebrun

**Bath** 2

**Pool** No

**Price** €137,500

**Land Tax** N/A

### Property Description

One of the most beautiful villages in the Orb valley, with its beautiful river, several cafes, restaurants, grocery: located at 10 minutes from Cessenon-sur-Orb, 35 minutes from Beziers and 45 minutes from the

beach !

Charming character home dating from the 18th century (2 faces) offering a living space of 93 m<sup>2</sup>, with 3 bedrooms, 2 shower rooms, living room with open kitchen, lounge with breathtaking views, an attic of 25 m<sup>2</sup> that could be transformed into a roof terrace and a vaulted cellar ! Lots of charm ! In a beautiful village !

Basement = Vaulted stone cellars (approx. 40 m<sup>2</sup> in total) with water and electricity.

-1 = Hall of 2 m<sup>2</sup> + washroom of 3.18 m<sup>2</sup> (WC, shower and basin unit) + bedroom of 13.61 m<sup>2</sup> (original stone floor and magnificent view) + access to the cellars.

Ground = Entrance on living room of 20 m<sup>2</sup> with kitchen area of 4.37 m<sup>2</sup> (sink and lower/higher units) + hall of 2.13 m<sup>2</sup> + lounge of 14.21 m<sup>2</sup> with stunning view and cupboard.

1st = Hall of 3.16 m<sup>2</sup> + bedroom of 14.72 m<sup>2</sup> + washroom of 4.14 m<sup>2</sup> (shower, WC, basin unit and VMC) + bedroom of 13.41 m<sup>2</sup> (cupboard and stunning view).

2nd = Attic of 25 m<sup>2</sup> that could be transformed into a roof terrace.

Extras = Electric heating + estimated amount of annual energy consumption for standard use: between 1463 € and 1979 € per year. Average energy prices indexed to the year 2022 (including subscriptions) + wood burning stove + simple glazing + roof in perfect condition + stunning view + sold fully furnished + main sewage + quiet area + parking just in front.

Price = 137.500 € (Ideal for a holiday home !)

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](https://georisques.gouv.fr)

Property Id : 35939

Property Size: 93 m<sup>2</sup>

Property Lot Size: 45 m<sup>2</sup>

Bedrooms: 3

Bathrooms: 2

Reference: RC154000EB

### **Other Features**

Immediately Habitable

Rental Potential

Summary

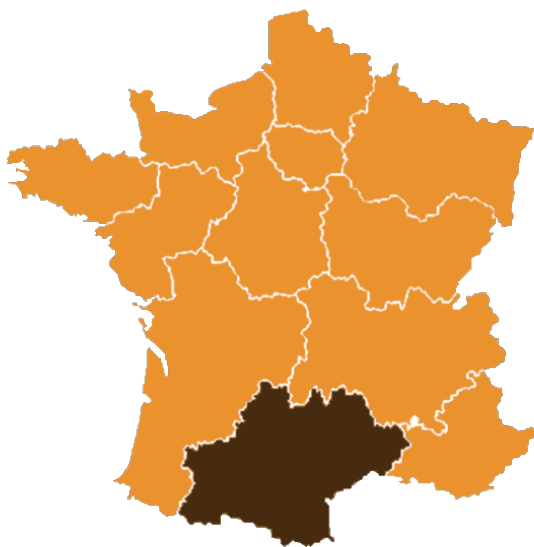
Property type:	Village house
Bedrooms:	3
Bathrooms	2
Price	€137,500

Key Information

Property Features:

- Immediately Habitable

Location: Occitanie





## Gallery











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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.

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**

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