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In A Quiet Setting Near The River, Village House With 2 Accommodations...

Cessenon Sur Orb , Herault , Occitanie



€256,800

inc. of agency fees

3 Beds

2 Baths

Beautiful sought-after riverside village in the Orb valley, offering all shops (bars, restaurants, schools, bakeries, butchery, supermarket :), located at 20 minutes from Beziers, 30 minutes from Narbonne...

At a Glance

Reference MFH-LFR-
CCC335000E

Bed 3

Near to Cessenon Sur Orb

Bath 2

Pool No

Price €256,800

Land Tax N/A

Property Description

Beautiful sought-after riverside village in the Orb valley, offering all shops (bars, restaurants, schools, bakeries, butchery, supermarket :), located at 20 minutes from Beziers, 30 minutes from Narbonne and 25 minutes from the beach!

In a quiet residential setting near the river, village house with about 115 m² of living space + garage, on a 567 m² plot with mature and productive fruit trees. The property is currently divided into 2 accommodations offering a main apartment of about 70 m² with 2 bedrooms and a terrace as well as a separate guest apartment of about 45 m² with 1 bedroom. Ideal as a lock-and-leave or a holiday home with a flexible rental configuration.

Ground = Gite offering open plan kitchen/living/dining room of 30 m² with direct access to the sunny front courtyard + bedroom of 12 m² + separate WC + shower room + garage of about 30 m² with plumbing for a washing machine, window, and lockable access to gite.

1st = Main apartment offering entryway of 5 m² and large storage closet of 2 m² + living/dining room of 18 m² with fireplace + fully renovated kitchen of 12 m² + 2 bedrooms of 10 m² each + separate WC + newly decorated bathroom with shower + terrace of approximately 15 m².

Extra = Double-glazing and security shutters throughout + estimated amount of annual energy consumption for standard use: between 1890 € and 2558 € per year. Average energy prices indexed on 1st January 2021 (including subscriptions).

Price = 256.800 €

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 : 61015

Property Size: 115 m²

Property Lot Size: 567 m²

Bedrooms: 3

Bathrooms: 2

Reference: CCC335000E

Other Features

Immediately Habitable

Latest properties

Outside space

Private parking/Garage

Rental Potential

Terrace

With Land/Garden

Summary

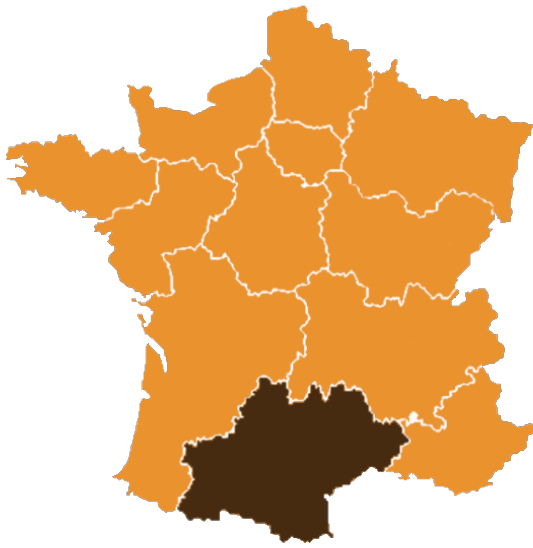
Property type:	Village house
Bedrooms:	3
Bathrooms	2
Price	€256,800

Key Information

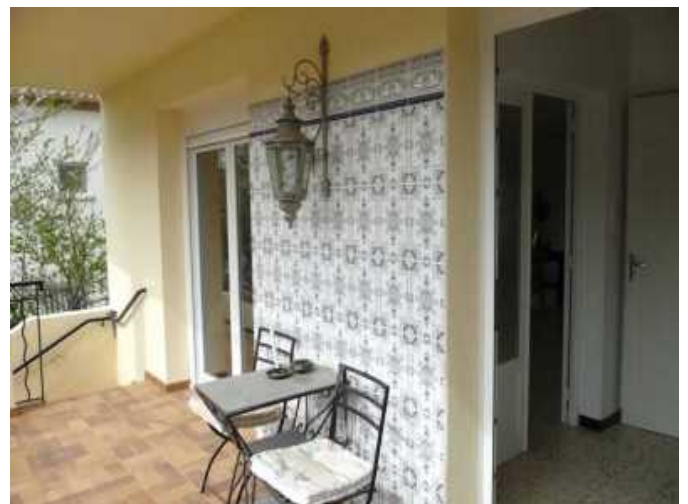
Property Features:

- Immediately Habitable

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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C. BAUER – Sunday Times

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