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Character Village House With 150 M2 Of Living Space, Covered Terrace,...

Cessenon Sur Orb , Hérault , Occitanie



€200,000

inc. of agency fees

4 Beds

2 Baths

Village with all shops (bars, tabac, restaurants, supermarket, markets, : and swimming in the Orb river: 20 minutes from Beziers airport and 35 minutes from the coast ! A solid village house, entirely renovated,...

At a Glance

Reference MFH-LFR-
CC220000EB

Bed 4

Near to Cessenon Sur Orb

Bath 2

Pool No

Price €200,000

Land Tax N/A

Property Description

Village with all shops (bars, tabac, restaurants, supermarket, markets, : and swimming in the Orb river: 20 minutes from Beziers airport and 35 minutes from the coast !

A solid village house, entirely renovated, beautifully presented, with 3/4 bedrooms and 2 full bathrooms, a

loggia, and a garage, ready to move in to, situated at the edge of a lively village in the lower Orb Valley, just steps from the river and all commerce. The house offers about 150m² of living space over 3 floors, with high ceilings and airy rooms, retaining character and original features where possible, currently offering an open plan kitchen with dining area and lounge, 3 bedrooms, 2 bathrooms, a converted attic as bedroom or second lounge and a covered terrace/loggia and garage. A superb house with generous rooms, entirely renovated, in a sought after village, with all amenities.

Ground = Entrance hall of 15 m² + WC of 1.5 m² with basin + garage of 38 m² with an electric door.

1st = An open plan fitted kitchen, lounge and dining area of 50 m² with french balconies, a woodburning stove and door onto quiet side street.

2nd = Landing area of 2.8 m² + bedroom of 15 m² + bedroom of 18.7 m² + bedroom of 11.4 m² (office) + full bathroom of 10 m² (shower, corner bath, wc, double sinks).

3rd = Spacious and bright attic room of 45 m² (could be master bedroom with separate lounge) offering beautiful views and access to the very private loggia terrace of 12 m² + large bathroom of 9 m² (bath, sink, wc).

Sundry = Electric heating + wood burning stove + all appliances included + furniture negotiable + mains water and sewage + fibre optic internet available + entirely renovated (new roof, electrics, plumbing, windows, :) + estimated amount of annual energy consumption for standard use: between 2475 € and 3349 € per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + 2 minutes walk to the river + annual property tax of 1015 € + excellent rental potential.

Price = 200.000 € (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

Property Id : 57772

Property Size: 150 m²

Property Lot Size: 82 m²

Bedrooms: 4

Bathrooms: 2

Reference: CC220000EB

Other Features

Immediately Habitable

Outside space

Private parking/Garage

Rental Potential

Terrace

Summary

Property type:	Village house
Bedrooms:	4
Bathrooms	2
Price	€200,000

Key Information

Property Features:

- Immediately Habitable

Location: Occitanie



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