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Beautiful Stone Property With 3 Independent Accomodations On 1641 M2 With...

Cessenon Sur Orb , Hérault , Occitanie



€535,000

inc. of agency fees

6 Beds

6 Baths

Village with cafes, 25 minutes from Beziers, 5 minutes from Cessenon sur Orb, 5 minutes from the Orb river and 30 minutes from the beach. Beautiful stone property, located in the heart of the village on...

At a Glance

Reference	MFH-LFR-CC549000E	Near to	Cessenon Sur Orb	Price	€535,000
Bed	6	Bath	6	Land Tax	N/A
		Pool	Yes		

Property Description

Village with cafes, 25 minutes from Beziers, 5 minutes from Cessenon sur Orb, 5 minutes from the Orb river and 30 minutes from the beach.

Beautiful stone property, located in the heart of the village on a 1641 m² plot with lovely views and pool, offering 3 independent accommodations including an apartment of 60 m² and 2 gites of 90 m² and 92 m². Great potential for summer/all year round rental !

Ground A = Garage of 100 m² and workshop of 42 m².

Ground B = Gite 1 including an entrance hall of 11 m² with access to the garden + equipped kitchen of 17.3 m² (upper and lower units, electric oven, hob, extractor, sink) + lounge of 35 m² (with access to the apartment and gite 2) + storage room of 5 m² (former bathroom) + en suite bedroom of 13 m² with bathroom of 5.5 m² (bath, washbasin, wc) + en suite bedroom of 18 m² with bathroom of 5 m² (bath, bidet, lavabo, wc) + apartment including a living room/equipped kitchen of 25 m² with independent access and access to the garden + bedroom of 25 m² with dressing room and bathroom of 9 m² (bath, shower, washbasin, wc).

1st (independent gite 2) = Hall of 6 m² with access to an attic of 85 m² that could be converted + living room/equipped kitchen of 33 m² (upper and lower units, electric oven, hob) with access to a terrace of 14 m² + en suite bedroom of 11 m² with washroom of 3.4 m² (shower, washbasin, wc) + en suite bedroom of 16 m² with washroom of 4.2 m² (shower, washbasin, wc) + en suite bedroom of 11.5 m² with bathroom of 6.3 m² (bath, wc, washbasin).

Exterior = Garden and terrace with heated pool (10x5m, salt) with garden shed + nice views + well/source + front courtyard of about 400 m² (parking 4/5 cars).

Extras = Gas central heating and reversible air conditioning in the gites + estimated amount of annual energy consumption for standard use: between 2613 € and 3536 € per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + 12 solar panels (autoconsumption) + annual land tax of 3960 € + the gites can be rented between 600 € in low season and 1450 € in high season.

Price = 535.000 € (Very nice and with good income !)

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 : 57713

Property Size: 242 m²

Property Lot Size: 1,641 m²

Bedrooms: 6

Bathrooms: 6

Reference: CC549000E

Other Features

Immediately Habitable

Outside space

Prestige

Private parking/Garage

Rental Potential

Swimming Pool

Terrace

With Land/Garden

Summary

Property type:	House
Bedrooms:	6
Bathrooms	6
Price	€535,000

Key Information

Property Features:	
• Immediately Habitable	
Swimming Pool?	Yes

Location: Occitanie



Gallery











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C. BAUER – Sunday Times

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