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Pleasant Single Storey Villa With 118 M2 Of Living Space On A 1399 M2...

Cessenon Sur Orb , Herault , Occitanie



€308,000

inc. of agency fees

3 Beds

1 Baths

Picturesque village in the Orb Valley with cafe, bread depot and pizzeria, located at 5 minutes from Cessenon-sur-Orb and Murviel les Beziers, 25 minutes from Beziers and 30 minutes from the beach !Pleasant...

At a Glance

Reference	MFH-LFR-CC328900E	Near to	Cessenon Sur Orb	Price	€308,000
Bed	3	Bath	1	Land Tax	N/A
		Pool	Yes		

Property Description

Picturesque village in the Orb Valley with cafe, bread depot and pizzeria, located at 5 minutes from Cessenon-sur-Orb and Murviel les Beziers, 25 minutes from Beziers and 30 minutes from the beach !

Pleasant single storey villa (4 faces, built in 2005) offering a living space of 118 m2 comprising 3 bedrooms,

1 bathroom, a large and luminous living room of 65 m² with open kitchen, a spacious basement/garage of 160 m², on a 1399 m² plot that can receive a pool and with a south-facing terrace of 33 m² ! Quiet location!

Basement = Large basement/garage (access to the house) of 160 m² (electric gate and concrete floor).

Ground = Entrance on bright living room of 65m² (sliding windows leading on terrace) with open kitchen (lower and higher units, electric oven, electric hob, hood) + corridor of 4.47 m² (access to the garage) + WC of 1.35 m² + bathroom of 11.41 m² (shower, bath, double basin unit, towel dryer) + bedroom of 11.86 m² (integrated cupboard and french windows on terrace) + bedroom of 11.45 m² (built in cupboard) + bedroom of 11.95 m² (built in cupboard and french window on terrace).

Exterior = Land of 1399 m² which can receive a pool and with a pleasant south-facing terrace of 30 m².

Extras = Built in 2005 + insert fireplace + reversible air conditioning + tiled floor + main sewage + estimated amount of annual energy consumption for standard use: between 1340 € and 1860 € per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + annual land tax of 1095 € + a few modernisations to foresee.

Price = 308.000 € (Pleasant !)

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 : 52260

Property Size: 118 m²

Property Lot Size: 1,399 m²

Bedrooms: 3

Bathrooms: 1

Reference: CC328900E

Other Features

Immediately Habitable

Outside space

Private parking/Garage

Rental Potential

Terrace

With Land/Garden

Summary

Property type:	Modern Villa
Bedrooms:	3
Bathrooms	1
Price	€308,000

Key Information

Property Features:

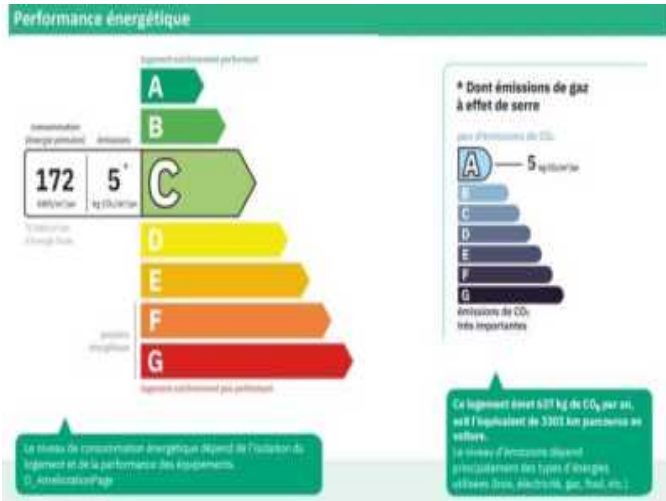
- Immediately Habitable

Swimming Pool? Yes

Location: Occitanie



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C. BAUER – Sunday Times

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