

[Click to view MFH-LFR-CC216000E](#)

Charming Winegrowers House With 4 Bedrooms, Large Garage, Attic And Terrace....

Cessenon Sur Orb , Herault , Occitanie



€216,000

inc. of agency fees

4 Beds

2 Baths

Dynamic village with all shops (bars, restaurants, bakeries, doctors, supermarkets, pharmacy, schools:) located at 8 minutes from Cessenon-sur-Orb, 15 minutes from Beziers and 20 minutes from the beach...

At a Glance

Reference	MFH-LFR-CC216000E	Near to	Cessenon Sur Orb	Price	€216,000
Bed	4	Bath	2	Land Tax	N/A
		Pool	No		

Property Description

Dynamic village with all shops (bars, restaurants, bakeries, doctors, supermarkets, pharmacy, schools:) located at 8 minutes from Cessenon-sur-Orb, 15 minutes from Beziers and 20 minutes from the beach !

Charming winegrower's house (1932) to refresh, with a living space of 122 m² offering 4 bedrooms, an office, a shower room, a lounge, a separate kitchen, plus a convertible attic, a large garage of 110 m², and a veranda, summer kitchen and terrace offering 45 m² in total. This charming winegrower's house is offering possibilities, but needs an updating ! Great potential ! Shops nearby !

Ground = Entrance on living space of 22.24 m² + hall of 12.04 m² + bedroom of 10.55 m² with shower and old fireplace + veranda area of 16.71 m² (west facing) + summer kitchen of 13.78 m² (sink and boiler) + terrace of 13.75 m² + large garage of 110 m² + hall of 4 m² + WC of 1.26 m² + kitchen of 9.66 m² (lower units, double sink, dish washer, cupboards, oven) + come back to the lounge.

1st = Beautiful old staircase leading on the hallway of 7.41 m² (large cupboards) + shower room of 4 m² (sink, bidet, shower) + bedroom of 10.93 m² + large bedroom of 16.75 m² (marble fireplace and cupboard) + office or dressing room of 6.05 m².

2nd = Hall of 5.04 m² + bedroom of 12.67 m² + convertible attic of 20 m².

Exterior = A terrace of 13.75 m² and a veranda of 16.71 m², that can easily be converted in one large and nice outside area.

Extras = Charm and character (old tiled floors, beautiful staircase, marble fireplaces) + simple glazing (that has been doubled in some parts) + wooden shutters + roof in good condition+ reversible air conditioning + oil central heating + main sewage + estimated amount of annual energy consumption for standard use: between 2060 € and 2820 € per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + refreshment to foresee + annual property tax of 800 €.

Price = 216.000 € (Character and potential !)

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 : 47100

Property Size: 122 m²

Property Lot Size: 210 m²

Bedrooms: 4

Bathrooms: 2

Reference: CC216000E

Other Features

Immediately Habitable

Near the coast

Outside space

Private parking/Garage

Renovation required

Rental Potential

Terrace

Summary

Property type:	House
Bedrooms:	4
Bathrooms	2
Price	€216,000

Key Information

Property Features:

- Immediately Habitable

Location: Occitanie



Gallery



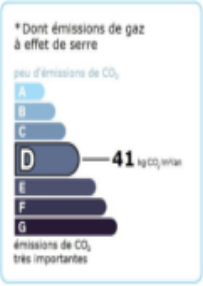




Performance énergétique et climatique



Le niveau de consommation énergétique dépend de l'isolation du logement et de la performance des équipements. Pour l'améliorer, voir pages 4 à 6



Ce logement émet 5 425 kg de CO₂ par an, soit l'équivalent de 20 500 km parcourus en voiture. Le niveau d'émissions dépend principalement des types d'énergies utilisées (bois, électricité, gaz, fioul, etc.)

As Featured in

THE SUNDAY TIMES A Place in the Sun France The Sunday Telegraph THE GOOD property GUIDE Daily Mail YORKSHIRE POST FRENCH PROPERTY NEWS

Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

Contact us on:

0845 123 5885 (UK only local rate) / **+44 (0) 113 216 4066**,
or email us at **bonjour@my-french-house.com**.

To see more great properties like this one, visit our daily updated website at **www.my-french-house.com**.

Buying French Property Just Got Easier...

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

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

S. and L. BROWN

great service
fast transfers

send money abroad 24/7 excellent rates