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## Superb Stone Property Composed Of A Gite Of 120 M2 With A Courtyard And...

Cessenon Sur Orb , Hérault , Occitanie



# €793,800

inc. of agency fees

8 Beds

5 Baths

Village with with all shops, cafes and restaurants, schools, 15 minutes from Beziers, 10 minutes from the Orb river and 10 minutes from the Canal du Midi. Located just 15 minutes from Beziers, this unique...

### At a Glance

**Reference** MFH-LFR-CCC793800E

**Bed** 8

**Near to** Cessenon Sur Orb

**Bath** 5

**Pool** Yes

**Price** €793,800

**Land Tax** N/A

### Property Description

Village with with all shops, cafes and restaurants, schools, 15 minutes from Beziers, 10 minutes from the Orb river and 10 minutes from the Canal du Midi.

Located just 15 minutes from Beziers, this unique property is a captivating blend of modernity and rustic

charm, full of character with exposed stones. Offering a gite of 120 m<sup>2</sup> (3 bedrooms, 2 bathrooms), a generously renovated barn of 390 m<sup>2</sup> (5 bedrooms, 3 bathrooms), and a spacious garage of 200 m<sup>2</sup>, this real estate ensemble provides ample room for various possibilities. It combines contemporary elegance and authenticity, a perfect marriage of modern style and touches of rustic character, creating a place that exudes distinction.

Converted barn (390 m<sup>2</sup>)

Ground = Living room/equipped kitchen of 110 m<sup>2</sup> (fix elements, stove, sink, dishwasher, fridge) with french windows opening onto the courtyard + office of 40 m<sup>2</sup> + laundry of 4 m<sup>2</sup> + WC with handbasin.

1st = Large lounge of 68 m<sup>2</sup> + hall of 14 m<sup>2</sup> + 4 bedrooms of 16 m<sup>2</sup>, 12 m<sup>2</sup>, 14 m<sup>2</sup> and 20 m<sup>2</sup> + washroom of 3 m<sup>2</sup> (shower, washbasin, WC) + washroom of 7.5 m<sup>2</sup> (shower, washbasin, electric WC).

2nd = En suite bedroom of 40 m<sup>2</sup> (shower, washbasin, WC), communicating with the gite.

Exterior = Courtyard of about 200 m<sup>2</sup> with pool (8x5m) and barbecue + access through a barn/garage of 200 m<sup>2</sup>.

Gite (120 m<sup>2</sup>) with independent access and no overlooking on the main residence

Ground = Living room/equipped kitchen of 45 m<sup>2</sup> (fix elements, stove, sinker, dishwasher, fridge) with access to the courtyard.

1st = Hall of 8 m<sup>2</sup> + bathroom of 12.5 m<sup>2</sup> (bath, washbasin, WC, shower) + bedroom of 16 m<sup>2</sup>.

2nd = 2 en suite bedrooms of 12 m<sup>2</sup> and 10 m<sup>2</sup> with same washroom of 7.5 m<sup>2</sup> (shower, washbasin, WC) + access to the 3rd floor (en suite room of the main residence).

Exterior = Courtyard of 65 m<sup>2</sup> with an above ground pool.

Sundry = Town gas central heating + double glazed windows + estimated amount of annual energy consumption for standard use: between 3220 € and 4356 € per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + annual land tax of 5637 € + wood burners in main residence + gite could be rented 1200 to 1500 €/week.

Price = 793.800 € (Superb and super rare property !)

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](http://georisques.gouv.fr)

Property Id : 47325

Property Size: 510 m2

Property Lot Size: 779 m2

Bedrooms: 8

Bathrooms: 5

Reference: CCC793800E

### **Other Features**

Courtyard

Immediately Habitable

Near the coast

Outside space

Prestige

Private parking/Garage

Rental Potential

Swimming Pool

Terrace

## Summary

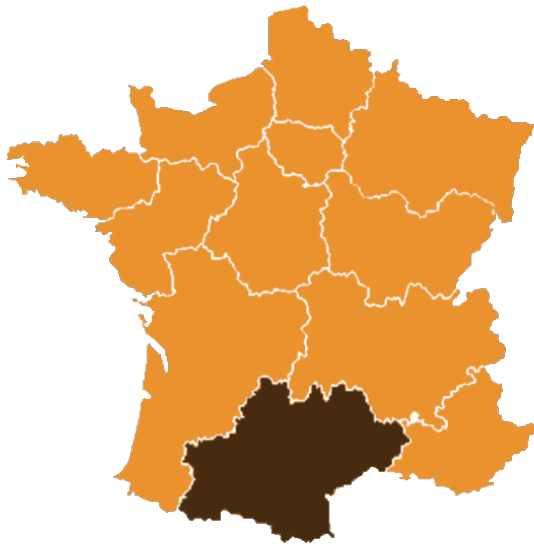
Property type:	House
Bedrooms:	8
Bathrooms	5
Price	€793,800

## Key Information

Property Features:

- Courtyard
- Swimming Pool? Yes

## Location: Occitanie



## Gallery











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**C. BAUER – Sunday Times**

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