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

Cessenon Sur Orb, Herault, Occitanie



€768,600

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 €768,600

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 m2 (3 bedrooms, 2 bathrooms), a generously renovated barn of 390 m2 (5 bedrooms, 3 bathrooms), and a spacious garage of 200 m2, 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 m2)

Ground = Living room/equipped kitchen of 110 m2 (fix elements, stove, sink, dishwasher, fridge) with french windows opening onto the courtyard + office of 40 m2 + laundry of 4 m2 + WC with handbasin.

1st = Large lounge of 68 m² + hall of 14 m² + 4 bedrooms of 16 m², 12 m², 14 m² and 20 m² + washroom of 3 m² (shower, washbasin, WC) + washroom of 7.5 m² (shower, washbasin, electric WC).

2nd = En suite bedroom of 40 m2 (shower, washbasin, WC), communicating with the gite.

Exterior = Courtyard of about 200 m2 with pool (8x5m) and barbecue + access through a barn/garage of 200 m2.

Gite (120 m2) with independent access and no overlooking on the main residence Ground = Living room/equipped kitchen of 45 m2 (fix elements, stove, sinker, dishwasher, fridge) with access to the courtyard.

1st = Hall of 8 m² + bathroom of 12.5 m² (bath, washbasin, WC, shower) + bedroom of 16 m².

2nd = 2 en suite bedrooms of 12 m2 and 10 m2 with same washroom of 7.5 m2 (shower, washbasin, WC) + access to the 3rd floor (en suite room of the main residence).

Exterior = Courtyard of 65 m² with an above ground pool.

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

Price = 768.600 € (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

Property Id: 55618

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

With Land/Garden

Summary

Property type: House

Bedrooms: 8
Bathrooms 5

Price €768,600

Key Information

Property Features:

Courtyard

Swimming Pool? Yes

Location: Occitanie



Gallery









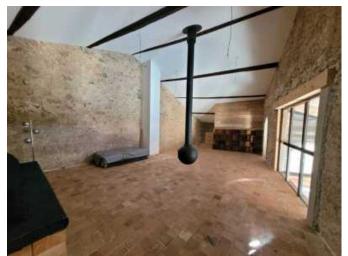








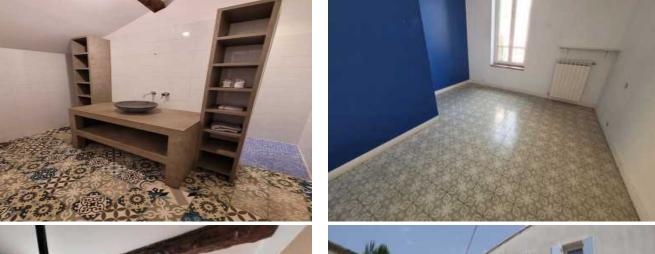


































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C. BAUER – Sunday Times

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