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## Superb Single Storey Villa With 151 M2 Of Living Space On A 1384 M2 Plot...

**Cessenon Sur Orb , Hérault , Occitanie**



# €464,400

inc. of agency fees

4 Beds

2 Baths

Magnificent requested river-side village located in the Orb Valley, with all shops (cafes, restaurants, supermarkets, pharmacy, bakeries, butchery, schools:) located at 10 minutes from Roquebrun, 25 minutes...

### At a Glance

<b>Reference</b>	MFH-LFR-CC475200E	<b>Near to</b>	Cessenon Sur Orb	<b>Price</b>	€464,400
<b>Bed</b>	4	<b>Bath</b>	2	<b>Land Tax</b>	N/A
		<b>Pool</b>	Yes		

### Property Description

Magnificent requested river-side village located in the Orb Valley, with all shops (cafes, restaurants, supermarkets, pharmacy, bakeries, butchery, schools:) located at 10 minutes from Roquebrun, 25 minutes from Beziers and 30 minutes from the beach !

Superb single storey villa built in 2012, in perfect condition, with a living space of 151 m<sup>2</sup> offering 3 to 4 bedrooms (with a master bedroom), 2 bath/shower rooms, a laundry/utility room, a pleasant bright living area with open equipped kitchen, on a 1384 m<sup>2</sup> plot with covered pool, workshop, car shed, quiet area with beautiful surroundings and views !

Ground = Entrance on a hallway of 5.43 m<sup>2</sup> + WC of 2.55 m<sup>2</sup> with wash hand basin unit + bright living room of 61.06 m<sup>2</sup> (3 large french windows looking on the pool area) with an fully equipped open kitchen (dish washer, built-in microwave, sink, built-in fridge, electric hob piano, hood, lower and higher units) + laundry room/utility room of 5.62 m<sup>2</sup> with sink + office/bedroom of 17.53 m<sup>2</sup> (converted former garage with boiler area) + corridor of 5.71 m<sup>2</sup> + shower room of 4.85 m<sup>2</sup> (shower, basin unit, cupboard) + bedroom of 10.67 m<sup>2</sup> (integrated cupboard and french windows on terrace) + bedroom of 10.83 m<sup>2</sup> (integrated cupboard) + master bedroom of 34 m<sup>2</sup> comprising a bedroom of 15.64 m<sup>2</sup> with access to terrace and pool, dressing area of 5 m<sup>2</sup> and its en suite bathroom of 6.13 m<sup>2</sup> (bath, shower, WC, basin unit).

Exterior = Pleasant land of 1384 m<sup>2</sup> + terraces in front of living space and master bedroom next to the pool + covered pool (retractable cover) chloro pool, 8x6m, 1.40m deep and swim against the current option + workshop of 33 m<sup>2</sup> + car shed + large alley where we can park several cars.

Extras = Built in 2012 + in perfect condition, very well maintained + 22 solar pannels + centralised hoovering system + reversible air conditioning + underfloor heating (hot and cold) + double glazing + electric roller shutters + main sewage (with a lift pump system) + alarm system + electric gate + estimated amount of annual energy consumption for standard use: between 740 € and 1060 € per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + annual land tax of 1822 €.

Price = 464.400 € (Very pleasant ! In great condition, in a requested village !)

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 : 50313

Property Size: 151 m<sup>2</sup>

Property Lot Size: 1,384 m<sup>2</sup>

Bedrooms: 4

Bathrooms: 2

Reference: CC475200E

### **Other Features**

Immediately Habitable

Outside space

Private parking/Garage

Rental Potential

Swimming Pool

Terrace

With Land/Garden

## Summary

Property type:	Modern Villa
Bedrooms:	4
Bathrooms	2
Price	€464,400

## Key Information

Property Features:

- Immediately Habitable

Swimming Pool? Yes

## Location: Occitanie

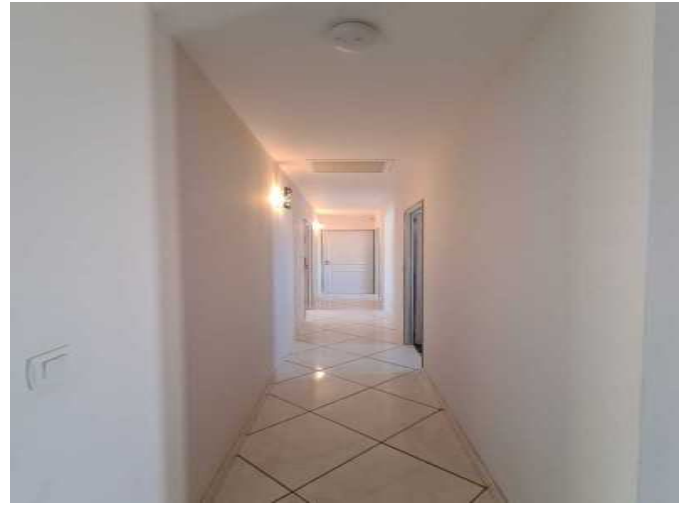


## Gallery

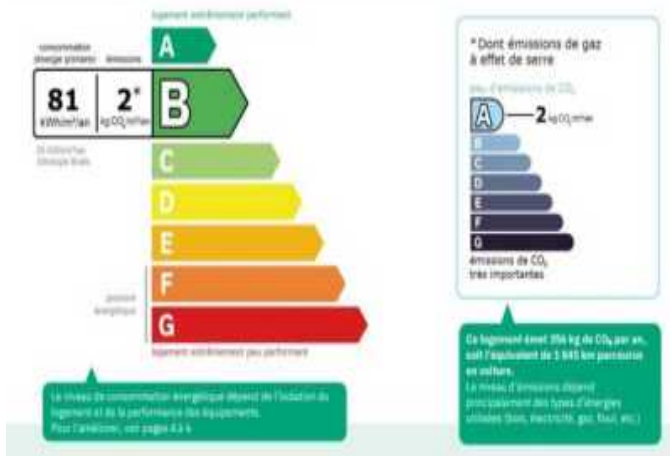








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