

[Click to view MFH-LFR-CC475200E](#)

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

Cessenon Sur Orb , Hérault , Occitanie



€448,200

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

Reference	MFH-LFR-CC475200E	Near to	Cessenon Sur Orb	Price	€448,200
Bed	4	Bath	2	Land Tax	N/A
		Pool	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 m² 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 m² plot with covered pool, workshop, car shed, quiet area with beautiful surroundings and views !

Ground = Entrance on a hallway of 5.43 m² + WC of 2.55 m² with wash hand basin unit + bright living room of 61.06 m² (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 m² with sink + office/bedroom of 17.53 m² (converted former garage with boiler area) + corridor of 5.71 m² + shower room of 4.85 m² (shower, basin unit, cupboard) + bedroom of 10.67 m² (integrated cupboard and french windows on terrace) + bedroom of 10.83 m² (integrated cupboard) + master bedroom of 34 m² comprising a bedroom of 15.64 m² with access to terrace and pool, dressing area of 5 m² and its en suite bathroom of 6.13 m² (bath, shower, WC, basin unit).

Exterior = Pleasant land of 1384 m² + 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 m² + 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 = 448.200 € (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

Property Id : 56355

Property Size: 151 m²

Property Lot Size: 1,384 m²

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	€448,200

Key Information

Property Features:

- Immediately Habitable

Swimming Pool? Yes

Location: Occitanie

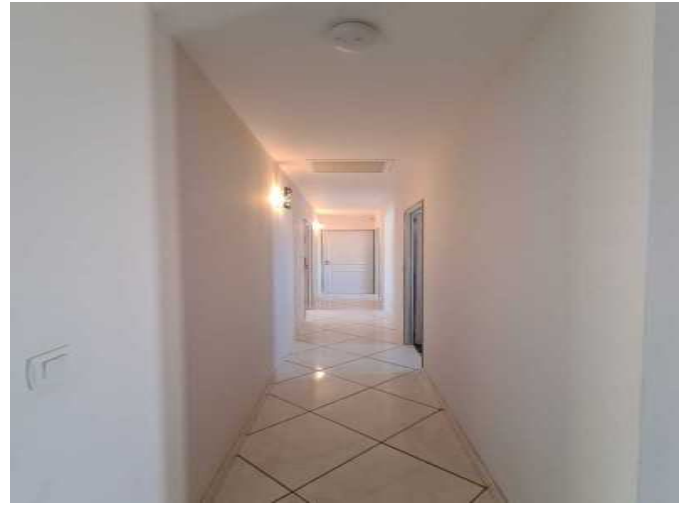


Gallery

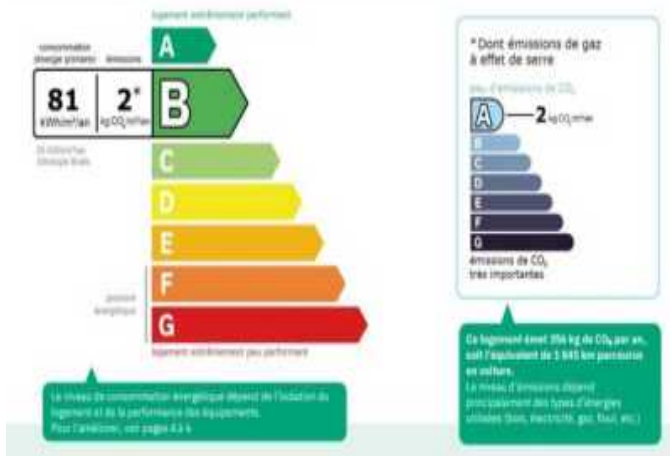








Performance énergétique et climatique



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