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Pretty Winegrowers House With 6 Bedrooms, Large Convertible Loft, Lovely...

Cessenon Sur Orb , Herault , Occitanie



€381,391

inc. of agency fees

6 Beds

2 Baths

Charming village, with cafe and grocery, located at 5 minutes from Cessenon sur Orb, 25 minutes from Beziers and 30 minutes from the beach !In a prominent...

At a Glance

Reference MFH-LFR-CC397850E

Bed 6

Near to Cessenon Sur Orb

Bath 2

Pool Yes

Price €381,391

Land Tax N/A

Property Description

Charming village, with cafe and grocery, located at 5 minutes from Cessenon sur Orb, 25 minutes from Beziers and 30 minutes from the beach !

In a prominent position of the main street of the village, a quality winegrowers house, semi-detached, offering about 200 m² of living space with 6 bedrooms, 2 bathrooms, a large convertible loft and a lovely south facing terrace. Some updating to foresee. Non attached garden of 398 m² with pool at just a few steps from the house.

Ground (lower) = Garage of 151 m² with access to the garden and parking/car port.

Ground (upper) = Entrance and hall of 73 m² + open plan kitchen and dining area of about 35 m² with large french windows + lounge of 19 m² with a wood burning stove + 3 bedrooms of 13 m², 13 m² and 14 m² + bathroom of 10 m² (bath, wc, double sink) + laundry room of 12 m² + lovely south facing terrace of 25 m² + access to the garage and garden.

1st = Spacious hall of 26 m² + bathroom of 5 m² (shower, sink) + separate wc + bedroom of 18 m² + bedroom of 12 m² + bedroom of 12 m² + attic to convert of 50 m².

Sundry = Wood fire + central heating + air conditioning + mature and planted, private and sunny non attached fenced garden of 398 m² with terraces and a pool (4x6m, 19 years) with sitting areas in the sun or shade and gate from another street + well + habitable immediately + possibility to convert the attic + annual property tax about 1750 € + estimated amount of annual energy consumption for standard use: between 2831 € and 3831 € per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + roof good (19 years) + partial double glazing+ recent facade + foresee some updating.

Price = 381.391 € (A must see !)

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 : 61405

Property Size: 200 m2

Property Lot Size: 398 m2

Bedrooms: 6

Bathrooms: 2

Reference: CC397850E

Other Features

Immediately Habitable

Outside space

Prestige

Private parking/Garage

Swimming Pool

Terrace

With Land/Garden

Summary

Property type:	Mansion
Bedrooms:	6
Bathrooms	2
Price	€381,391

Key Information

Property Features:

- Immediately Habitable

Swimming Pool? Yes

Location: Occitanie

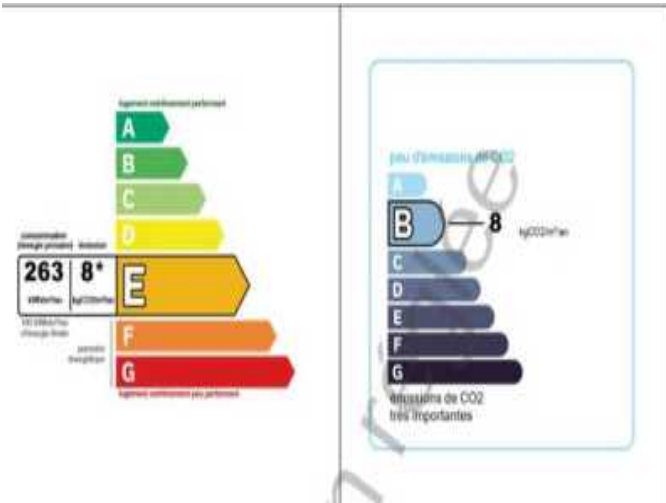


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S. and L. BROWN



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