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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 200 sqm 0.04 ha

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	Near to	Cessenon Sur Orb	Price	€381,391
Bed	6	Bath	2	Hab.Space	200 sqm
Land	0.04 ha	Pool	Yes	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 Euros + estimated amount of annual energy consumption for standard use: between 2831 Euros and 3831 Euros 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 Euros (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

Internal Area:	200 sqm
Land Area:	0.04 ha
Property Features:	
• Immediately Habitable	
Swimming Pool?	Yes

Location: Occitanie



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S. and L. BROWN



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