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Single Storey Villa To Refresh With 145 M2 Of Living Space Offering 5...

Cessenon Sur Orb , Herault , Occitanie



€298,080

inc. of agency fees

3 Beds

2 Baths

Dynamic and requested village of the Orb Valley with all amenities and beautiful river passing by, located at 10 minutes from Roquebrun, 25 minutes from...

At a Glance

Reference MFH-LFR-CR319000E

Bed 3

Near to Cessenon Sur Orb

Bath 2

Pool Yes

Price €298,080

Land Tax N/A

Property Description

Dynamic and requested village of the Orb Valley with all amenities and beautiful river passing by, located at 10 minutes from Roquebrun, 25 minutes from Beziers and 35 minutes from the beach !

Single storey villa to refresh, from the 80's with a living space of 145 m² offering 5 bedrooms, 2 shower rooms, a living room, a large separate kitchen, plus a garage, on a 994 m² plot. Nearby the river and at walking distance to the center !

Ground = Entrance of 6.21 m² + living room of 40 m² with an insert fireplace and french windows leading on terrace + kitchen of 15.79 m² (lower and higher units, electric hob and oven, double sink, hood and french windows to the exterior) + corridor of 7.48 m² with cupboard + bedroom of 10.05 m² with cupboard and sink + bedroom of 8.80 m² with cupboard + shower room of 5.75 m² (italian shower, sink, bidet) + bedroom of 11.74 m² with cupboard + bedroom of 8.89 m² + WC of 1.62 m² + boiler room of 4 m² (access to the garden) + corridor of 9 m² + master bedroom of 14.56 m² with bedroom of 10.29 m² and en suite shower room of 4.67 m² (sink, shower, WC) + garage of 22 m² + large cellar.

Exterior = Land of 994 m² with 2 gates + can receive a pool + terrace of about 20 m² in front of the house.

Extras = Reversible air conditioning + insert fireplace + electric heating + solar panels for hot water + double glazing + electric roller shutters + tiled floor + spacious volumes and great potential for this house after a little updating + estimated amount of annual energy consumption for standard use: between 1497 Euros and 2025 Euros per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + yearly property tax of 554 Euros.

Price = 298.080 Euros (Nice potential !)

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 : 63681

Property Size: 145 m2

Property Lot Size: 994 m2

Bedrooms: 3

Bathrooms: 2

Reference: CR319000E

Other Features

Immediately Habitable

Outside space

Private parking/Garage

Renovation required

Rental Potential

Terrace

With Land/Garden

Summary

Property type:	Modern Villa
Bedrooms:	3
Bathrooms	2
Price	€298,080

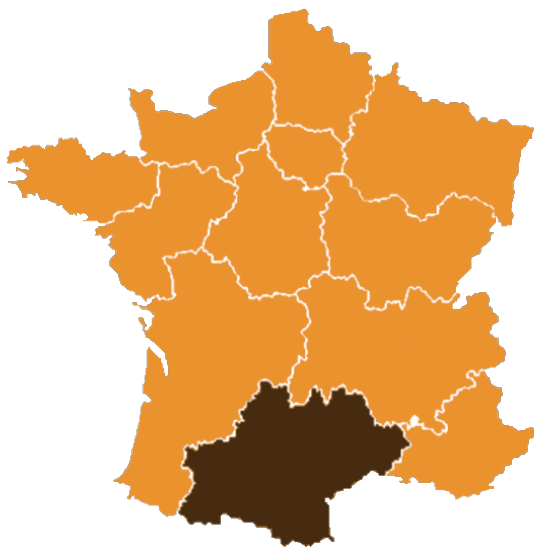
Key Information

Property Features:

- Immediately Habitable

Swimming Pool? Yes

Location: Occitanie



Gallery







Performance énergétique

* Deux émissions de gaz à effet de serre.



Le niveau de consommation énergétique dépend de l'isolation du logement et de la performance des équipements.
Pour l'ensemble, voir page 3 & 4.

Ce logement émet 616 kg de CO₂ par an, soit l'équivalent de 4552 km parcourus en voiture.
Le niveau d'émission dépend principalement des types d'équipements utilisés (chauffage, eau chaude, etc.).

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You would have already been informed about the property taxes and legal fees (that incl. the stamp duty).

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C. BAUER – Sunday Times

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S. and L. BROWN



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