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Beautiful Exceptional House Formerly Attached To A Wine-Growing Estate...

Cessenon Sur Orb , Herault , Occitanie



€725,000

inc. of agency fees

7 Beds

3 Baths

Just 5 minutes from a pretty village with a grocery shop, 10 minutes from Cessenon sur Orb and its beach, 10 minutes from Murviel les Beziers, 25 minutes...

At a Glance

Reference	MFH-LFR-C780000E	Near to	Cessenon Sur Orb	Price	€725,000
Bed	7	Bath	3	Land Tax	N/A
		Pool	Yes		

Property Description

Just 5 minutes from a pretty village with a grocery shop, 10 minutes from Cessenon sur Orb and its beach, 10 minutes from Murviel les Beziers, 25 minutes from Beziers and 30 minutes from the beaches.

Beautiful exceptional house formerly attached to a wine-growing estate located in the heart of the vineyards, offering vast living space of 435 m² on a plot of 3254 m². It includes 6 to 7 bedrooms (2 en suite), a swimming pool and magnificent panoramic views of the surrounding vineyards. This type of estate is ideal for those seeking both spacious, luxurious living and picturesque surroundings linked to the world of wine. Such a property could be used as a primary or secondary residence, or even as a wedding venue, thanks to its size and beauty. The outdoor spaces, particularly the swimming pool and the uninterrupted views over the vines, add undeniable value to this property.

Ground = 42 m² entrance hall with study area + 79 m² lounge + 55 m² fitted kitchen (gas hob, American fridge, electric oven, microwave, dishwasher) + 8.8 m² utility room + 21 m² bedroom/study + WC with washbasin + 35 m² home cinema room (fully fitted) + 35 m² bedroom.

1st = 35 m² mezzanine + 23.4 m² en suite bedroom with 9.4 m² dressing room and 11.7 m² bathroom (2 basins, shower, bath, WC) + 18.4 m² bedroom + 21 m² bedroom + 5.2 m² bathroom (shower, bath, 2 basins, WC) + WC with washbasin + 22.3 m² en suite bedroom with 4 m² shower room (shower, basin, WC) + 9.4 m² bedroom.

Exterior = 3254 m² plot with swimming pool (10×5 m, chlorine and retractable cover) + 2 detached garages + porch for 2 cars + lovely terrace between the house and the swimming pool.

Miscellaneous = Underfloor central heating (gas, tank) + plan to change the reversible air-conditioning system + estimated amount of annual energy consumption for standard use:

between 2938 Euros and 3976 Euros per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + annual property tax of 3500 Euros + borehole and septic tank shared with wine estate (notarised) + possibility of buying with furniture and an extra car for 40.000 Euros on top.

Price = 725.000 Euros (Perfect location !)

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 : 64475

Property Size: 435 m2

Property Lot Size: 3,254 m2

Bedrooms: 7

Bathrooms: 3

Reference: C780000E

Other Features

Immediately Habitable

Outside space

Prestige

Private parking/Garage

Rental Potential

Swimming Pool

With Land/Garden

Summary

Property type:	Countryside house
Bedrooms:	7
Bathrooms	3
Price	€725,000

Key Information

Property Features:

- Immediately Habitable

Swimming Pool? Yes

Location: Occitanie

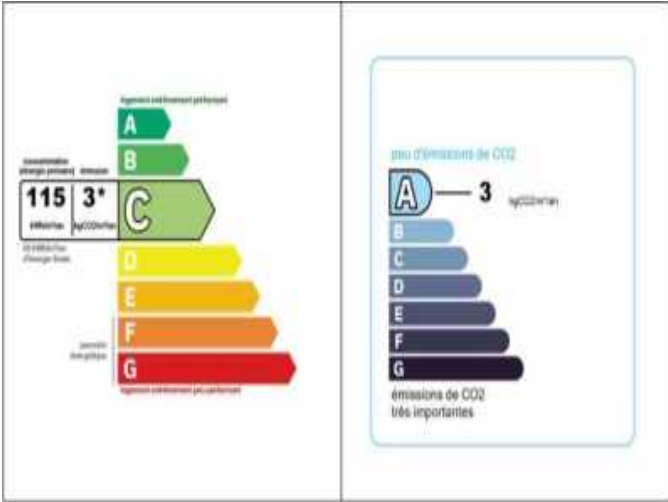


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You would have already been informed about the property taxes and legal fees (that incl. the stamp duty).

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C. BAUER – Sunday Times

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S. and L. BROWN



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