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Superb, Spacious, Fully Renovated Character House With 210 M2 Of Living...

Cessenon Sur Orb , Herault , Occitanie



€264,600

inc. of agency fees

3 Beds

2 Baths

Small town with all shops, nursery and primary schools, college, restaurants and cafe, 30 minutes from Beziers, close to the river Orb. This magnificent...

At a Glance

Reference	MFH-LFR-S289000E	Near to	Cessenon Sur Orb	Price	€264,600
Bed	3	Bath	2	Land Tax	N/A
		Pool	No		

Property Description

Small town with all shops, nursery and primary schools, college, restaurants and cafe, 30 minutes from Beziers, close to the river Orb.

This magnificent character property, located in the heart of the town centre, combines old-world charm with modernity, offering a rare opportunity to run a fully-fitted business on the ground floor. This vast space, ready to accommodate your professional activity, benefits from exceptional visibility thanks to its strategic location and elegant facade. Upstairs, the house with 210 m² of living space will win you over with its generous volumes, meticulous finishes and warm atmosphere. A real gem in the centre of all amenities, ideal for combining a comfortable lifestyle with a business project. Don't miss this unique opportunity!

Ground = Independent commercial premises with a 45 m² room overlooking the street + 17 m² room with storage space + WC + 8 m² hall with sink and access to the rear street.

1st = 5 m² hall + 20 m² lounge + 40 m² living room/equipped kitchen (wall and floor units, hob, oven, microwave, extractor fan, sink) + 4 m² WC with storage + 4 m² corridor + 3 bedrooms of 13 m², 18 m² and 24 m² + 4.5 m² shower room (Italian shower, basin) + 5 m² bathroom (bath, WC, basin).

2nd = 18 m² hall + 2 rooms of 18 m² and 31 m².

Miscellaneous = Complete renovation in 2022/2023 + reversible ducted air conditioning + double glazing + property tax of around 2000 Euros + estimated amount of annual energy consumption for standard use: between 2026 Euros and 2740 Euros per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + no work required + possibility of renting the premises for between 700 Euros and 800 Euros/month + easy nearby parking + possibility of buying an additional stone shed (250 m from the house) for 55000 Euros.

Price = 264.600 Euros (Superb and ideal location for a business, art gallery, coffee shop, :)

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 : 66503

Property Size: 210 m2

Bedrooms: 3

Bathrooms: 2

Reference: S289000E

Other Features

Immediately Habitable

Rental Potential

Summary

Property type:	House
Bedrooms:	3
Bathrooms	2
Price	€264,600

Key Information

Property Features:

- Immediately Habitable

Location: Occitanie

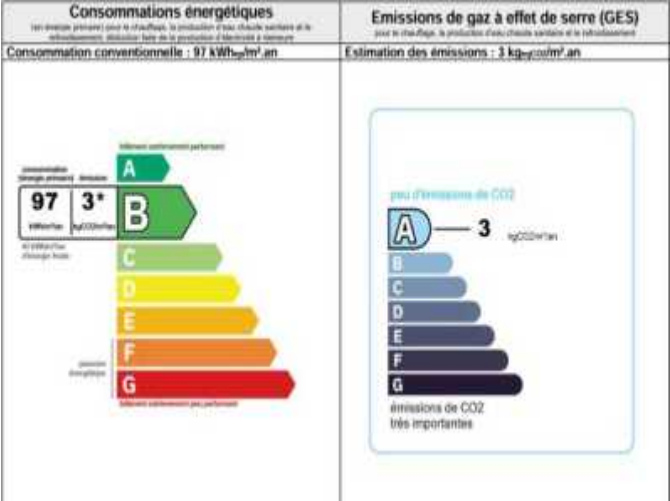


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You would have already been informed about the property taxes and legal fees (that incl. the stamp duty).

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 cooling off period has expired. It takes an average of three months to buy a property in France.

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C. BAUER – Sunday Times

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S. and L. BROWN



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