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Spacious And Charming Village House With 6 Bedrooms, Large Garage And...

Cessenon Sur Orb , Herault , Occitanie



€313,200

inc. of agency fees

6 Beds

3 Baths

Beautiful, sought-after village in the Orb valley with its beautiful river passing by, all shops (cafes, restaurants, bakeries, butchers, supermarket,...

At a Glance

Reference	MFH-LFR-C340000E	Near to	Cessenon Sur Orb	Price	€313,200
Bed	6	Bath	3	Land Tax	N/A
		Pool	No		

Property Description

Beautiful, sought-after village in the Orb valley with its beautiful river passing by, all shops (cafes, restaurants, bakeries, butchers, supermarket, doctor, pharmacy:), situated 7 minutes from Murviel les Beziers, 25 minutes from Beziers and 35 minutes from the beaches !

Spacious and charming village house, with a beautiful living space of 240 m², offering 5 to 6 bedrooms (including a master suite), 3 bathrooms, a large living room, a separate fully equipped kitchen, attic space, a large garage of 80 m² and an enclosed not overlooked garden easy to maintain of about 100 m² with a stone shelter ! Great character features ! In a sought-after village, near the center and the river.

Ground = Large entrance hall of 20.67 m² (with a lift to the 1st floor) + pleasant living room (lounge and dining room) of 48 m² with beautiful original features (exposed stone walls, marble fireplace and tiled floor) with 2 French windows opening onto the rear garden + all equipped kitchen of 16.72 m² (large central island, higher and lower units, double sink, dishwasher, gas hob, electric oven, extractor fan, microwave) + 3.18 m² hallway + shower room of 6.67 m² (shower, washbasin, WC) + large garage of about 80 m² (electric gate, sink, hot water tank).

1st = A magnificent stone staircase leads to a large 21 m² hall + master suite of 25 m² with an en suite shower room (shower, basin unit, WC, bidet) and balcony with beautiful views of the hills, marble fireplace and tiled floor + bedroom of 23.70 m² (marble fireplace, balcony, view) + a bedroom of 17.13 m² + an office (or bedroom) of 13.74 m² + corridor of 8.07 m² + a bedroom of 15.03 m² + a bedroom of 14.28 m² with cupboard + a bathroom of 4.50 m² (bath, washbasin, bidet, needs refreshment) + WC of 1.45 m² + room of 14 m² and access to the attic.

Exterior = A garden to the rear of about 100 m² with access via a wicket gate, a wooden terrace and a stone garden shed, not overlooked and easy maintenance.

Miscellaneous = Beautiful original features (marble fireplace, tiled floor, cement tiles, beautiful

stone staircase:) + a lift + electric heating + PVC double glazing + wooden shutters + connected to mains drainage + bathroom to be refreshed + annual property tax of 2774 Euros.

Price = 313.200 Euros (Charming and very spacious !)

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 : 72428

Property Size: 240 m2

Property Lot Size: 345 m2

Bedrooms: 6

Bathrooms: 3

Reference: C340000E

Other Features

Immediately Habitable

Latest properties

Outside space

Private parking/Garage

Rental Potential

Terrace

With Land/Garden

Summary

Property type:	Village house
Bedrooms:	6
Bathrooms	3
Price	€313,200

Key Information

Property Features:

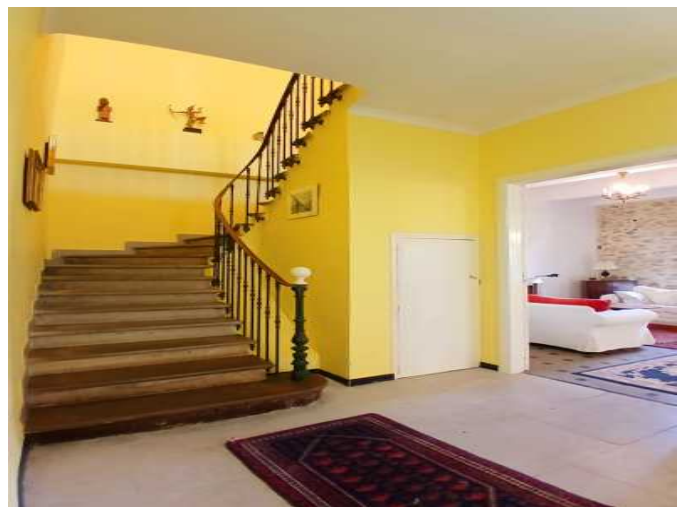
- Immediately Habitable

Location: Occitanie



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Buying French Property Just Got Easier...

The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

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

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

S. and L. BROWN



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