

[Click to view MFH-LFR-C333720](#)

Delightful Detached House Of 132 M2 With 3 Bedrooms And Large Hangar Of...

Cessenon Sur Orb , Herault , Occitanie



€333,720

inc. of agency fees

3 Beds

2 Baths

Charming and picturesque village with cafe/restaurant, bakery and schools, ideally located just 5 minutes from Cessenon-sur-Orb, 10 minutes from Roquebrun,...

At a Glance

Reference MFH-LFR-C333720

Near to Cessenon Sur Orb

Price €333,720

Bed 3

Bath 2

Land Tax N/A

Pool Yes

Property Description

Charming and picturesque village with cafe/restaurant, bakery and schools, ideally located just 5 minutes from Cessenon-sur-Orb, 10 minutes from Roquebrun, 30 minutes from Beziers, and 40 minutes from the Mediterranean beaches !

Delightful detached house offering 132 m² of living space, comprising 3 bedrooms, 2 bathrooms/shower rooms, a study or relaxation area, a living room, an open-plan kitchen with dining area, a utility/laundry room, and a very large hangar of 110 m² with a spacious mezzanine of 50 m², all set on a fully enclosed plot of 980 m². Peaceful setting in a charming village !

Hangar/Garage

A very large hangar/garage of 110 m² (with a ceiling height reaching up to 6m, ideal for camping cars) + a large mezzanine of 50 m² + a utility/laundry area.

Main house (of 132 m²)

Ground = Entrance hallway of 7.75 m² + fully fitted open-plan kitchen of 17.48 m² with dining area (bar, upper and lower units, electric oven, electric hob, sink, dishwasher) and french windows opening onto the garden + hall of 2.51 m² + WC of 1.62 m² + bathroom of 9.86 m² (bath, large vanity unit) + bedroom of 9.86 m² + living room of 27.66 m² with wood-burning stove, reversible air conditioning and large sliding doors to the garden + corridor of 5.42 m² + bedroom of 11 m².

1st = Spacious landing of 20 m² (perfect as a study or relaxation area) + shower room of 3.32 m² (vanity unit, shower, heated towel rail) + WC of 1.69 m² with hand basin + bedroom of 18.10 m² with reversible air conditioning + access to the 50 m² mezzanine.

Exterior = Landscaped and fully enclosed garden of 980 m² (suitable for a swimming pool) + several parking spaces in the main driveway.

Additional features = Double glazing + wooden shutters + tiled and parquet floors + electric heating/reversible air conditioning and wood-burning stove + steel panel roof + 100 m2 of solar panels generating between 8000 Euros and 9000 Euros annually + connected to mains drainage + estimated amount of annual energy consumption for standard use: between 1154 Euros and 1562 Euros per year. Average energy prices indexed on 2021, 2022 and 2023 (including subscriptions) + property tax only 400 Euros/year + great potential.

Price =333.720 Euros (Fantastic potential ! Significant income generated through solar panels !)

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 : 71866

Property Size: 242 m2

Property Lot Size: 980 m2

Bedrooms: 3

Bathrooms: 2

Reference: C333720

Other Features

Immediately Habitable

Latest properties

Outside space

Private parking/Garage

Rental Potential

Terrace

With Land/Garden

Summary

Property type:	Countryside house
Bedrooms:	3
Bathrooms	2
Price	€333,720

Key Information

Property Features:

- Immediately Habitable

Swimming Pool? Yes

Location: Occitanie



Gallery

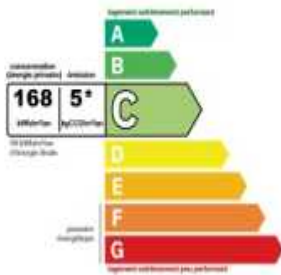








Consommations énergétiques	Emissions de gaz à effet de serre (GES)
<p>Les données relatives à la consommation énergétique sont basées sur la production d'énergie thermique et la consommation d'électricité, la production d'eau chaude sanitaire et la consommation d'électricité, la production d'eau chaude sanitaire et la consommation d'électricité.</p> <p>Consommation conventionnelle : 168 kWh/m².an</p>	<p>pour le chauffage, la production d'eau chaude sanitaire et la réfrigération</p> <p>Estimation des émissions : 5 kg_{CO2}/m².an</p>



As Featured in

THE SUNDAY TIMES A Place in the Sun France The Sunday Telegraph THE GOOD property GUIDE Daily Mail Yorkshire Post FRENCH PROPERTY NEWS

Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

Contact us on:

0845 123 5885 (UK only local rate) / +44 (0) 113 216 4066,

or email us at bonjour@my-french-house.com.

To see more great properties like this one, visit our daily updated website at www.my-french-house.com.

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).

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.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

Testimonials

my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

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



Disclaimer: All properties and services on our website are based on information supplied by our agents, private individuals and other third parties. They are believed to be correct when entered into our systems and at the date this page is printed. Copyright ©2004-2025 my-french-house.com All Rights Reserved