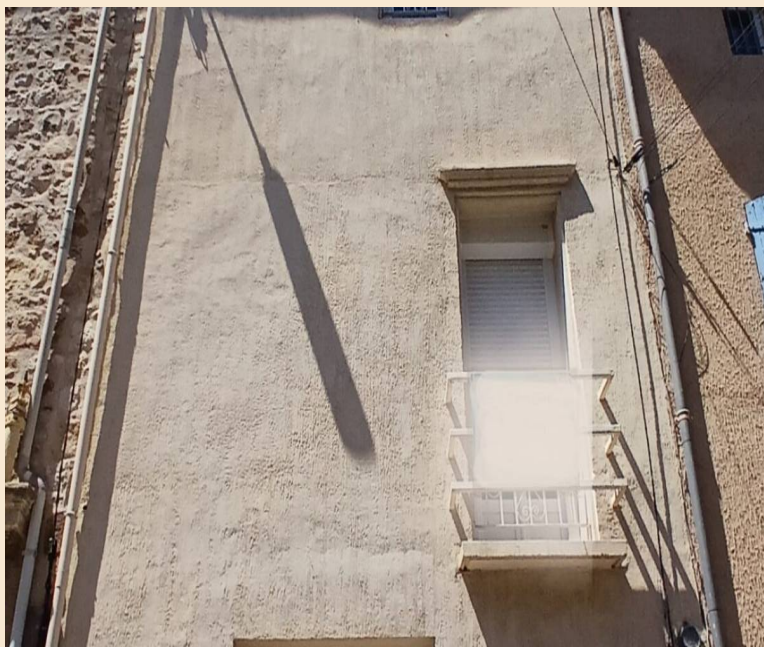


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Spacious Village House To Modernise With 181 M2 Of Living Space Offering...

Cessenon Sur Orb , Herault , Occitanie



€139,860

inc. of agency fees

4 Beds

2 Baths

Lively village with all amenities (cafes, restaurants, bakeries, supermarket, tabac, weekly market:) located just 10 minutes from Cessenon-sur-Orb, 30...

At a Glance

Reference	MFH-LFR-SC139860E	Near to	Cessenon Sur Orb	Price	€139,860
Bed	4	Bath	2	Land Tax	N/A
		Pool	No		

Property Description

Lively village with all amenities (cafes, restaurants, bakeries, supermarket, tabac, weekly market:) located just 10 minutes from Cessenon-sur-Orb, 30 minutes from Beziers and 40 minutes from beaches !

Spacious village house to modernise, offering a living space of 181 m², comprising 4 bedrooms, 2 bathrooms, a kitchen, a living area (lounge/dining room), a large cellar and a convertible attic !

All rooms are generously sized and this house only needs a touch of modernity ! A great potential !

Basement = Large cellar of approximately 40 m² with sink and laundry area.

Ground = Entrance hall of 10.70 m² + kitchen of 14.63 m² (fitted upper and lower units, double sink, gas hob, extractor hood, electric oven) + lounge/dining room of 30 m² with built-in fireplace.

1st = Hall of 5.11 m² + bedroom of 23.03 m² with cupboards and balcony + hallway of 3.95 m² + bedroom of 20.32 m² + bathroom of 10.51 m² (bathtub, vanity unit, WC, bidet).

2nd = Hall of 4.98 m² + bedroom of 22.48 m² + hall of 3.31 m² + shower room of 8.31 m² (shower, WC, vanity unit) + bedroom of 23.79 m².

3rd = Attic with hall of 6 m² + room of 11 m² + room of 30 m² (possibility to open part of the roof to create a rooftop terrace).

Various = Tiled floors + built-in fireplace + electric heating + PVC double glazing + electric roller shutters + modernisation needed + spacious rooms + estimated amount of annual energy consumption for standard use: between 890 Euros and 1240 Euros per year. Average energy prices indexed on 2021, 2022 and 2023 (including subscriptions) + annual property tax

of 1740 Euros.

Price = 139.860 Euros (Great 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 : 72552

Property Size: 181 m2

Bedrooms: 4

Bathrooms: 2

Reference: SC139860E

Other Features

Immediately Habitable

Latest properties

Rental Potential

Summary

Property type:	Village house
Bedrooms:	4
Bathrooms	2
Price	€139,860

Key Information

Property Features:

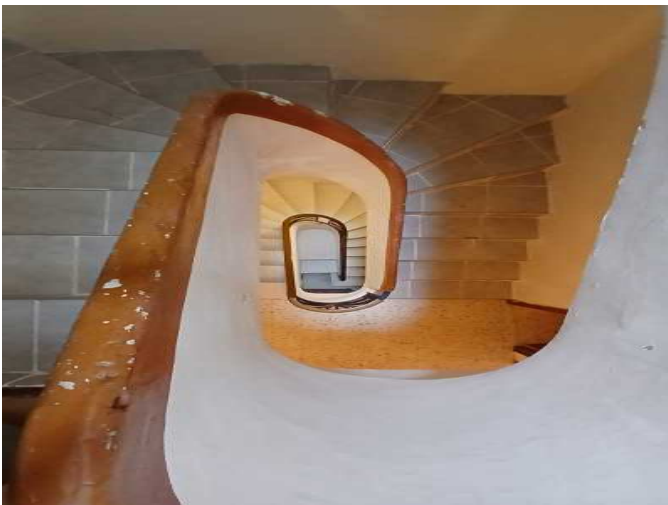
- Immediately Habitable

Location: Occitanie



Gallery

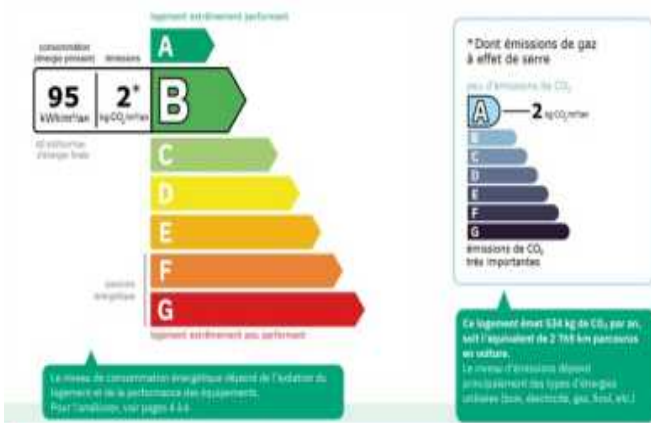






Performance énergétique et climatique

Attention, si votre logement fait moins de 50m², rendez-vous sur le page de votre DPE sur l'observatoire de l'énergie pour obtenir une simulation de votre étiquette, conformément aux nouveaux outils DPE qui entrent en vigueur prochainement.



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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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