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## Magnificent Contemporary House With 4 Bedrooms On A 1011 M2 Plot With...

Cessenon Sur Orb , Hérault , Occitanie



# €545,600

inc. of agency fees

4 Beds

2 Baths

Winegrowers village with restaurants, all shops, schools, wine house, weekly market, B&B, : at 30 minutes from Beziers, 45 minutes from the beaches, 35 minutes from the motorway. Magnificent contemporary...

### At a Glance

**Reference** MFH-LFR-SCC570900E

**Bed** 4

**Near to** Cessenon Sur Orb

**Bath** 2

**Pool** Yes

**Price** €545,600

**Land Tax** N/A

### Property Description

Winegrowers village with restaurants, all shops, schools, wine house, weekly market, B&B, : at 30 minutes from Beziers, 45 minutes from the beaches, 35 minutes from the motorway.

Magnificent contemporary house built in 2021 of about 150 m<sup>2</sup> of living space on one level offering a living room with open kitchen, 4 bedrooms including a suite, on a fenced and landscaped plot of 1011 m<sup>2</sup> with a pool, 90 m<sup>2</sup> terrace with with bioclimatic pergola of about 32 m<sup>2</sup>, garage of 32 m<sup>2</sup> with motorized door, 4 private parking spaces outside and open and panoramic views.

Ground = Entrance hall of 5m<sup>2</sup> + large bright living room of 53 m<sup>2</sup> with open fitted kitchen (induction hob with integrated hood, oven, sink, American fridge, central island and plenty of storage) + 3 bedrooms of 12 m each with cupboards + parental suite of 27 m<sup>2</sup> with bathroom (shower, WC, double sink) and dressing room + bathroom of 8m<sup>2</sup> (shower, bath, double sink) + corridor of 9 m<sup>2</sup> + WC of 2 m<sup>2</sup> + storage of 6 m<sup>2</sup> + garage of 32 m<sup>2</sup> with sectional motorized anti-infraction door.

Exterior = Fenced and landscaped plot of 1011 m<sup>2</sup> (many fruit trees) + pool (7 x 3.50m) (salt filtration, heat pump) + terrace with bioclimatic pergola of 32 m<sup>2</sup> + electric gate + independent pool house of 5 m<sup>2</sup> + unobstructed and panoramic views.

Sundry = Exempt annual property tax (estimated around 1100 euros) + Panasonic nano reversible air conditioning in each room + double glazing + sliding window door + electric gate + videophone + home automation + electric roller shutters + thermodynamic water heater + water softener + mains drainage + all manufacturer guarantees (house 2021) + thermo top pergola + aluminum gutter + unobstructed and panoramic view + south-east facing swimming pool + 4 sides + very quiet and pleasant area.

Price = 545.600 € (Charming contemporary house in a great village!)

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.

Property Id : 33624

Price: 545,600 €

Bedrooms: 4

Bathrooms: 2

Reference: SCC570900E

### **Other Features**

Immediately Habitable

Outside space

Private parking/Garage

Rental Potential

Swimming Pool

With Land/Garden

## Summary

Property type:	Modern Villa
Bedrooms:	4
Bathrooms	2
Price	€545,600

## Key Information

Property Features:	
• Immediately Habitable	
Swimming Pool?	Yes

## Location: Occitanie



## Gallery







*INSERTION*



*PERSPECTIVES*



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**C. BAUER – Sunday Times**

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