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## Beautifully Renovated Village House With 3 Independent Gites In A South-After...

Cessenon Sur Orb , Hérault , Occitanie



# €237,600

inc. of agency fees

3 Beds

3 Baths

Village with all shops, cafes and restaurants, 30 minutes from beaches, 20 minutes from Beziers and close to Bize-Minervois and Minerve. Overlooking the market square in a sought-after village, exceptional...

### At a Glance

**Reference** MFH-LFR-  
SCC270000E

**Bed** 3

**Near to** Cessenon Sur Orb

**Bath** 3

**Pool** No

**Price** €237,600

**Land Tax** N/A

### Property Description

Village with all shops, cafes and restaurants, 30 minutes from beaches, 20 minutes from Beziers and close to Bize-Minervois and Minerve.

Overlooking the market square in a sought-after village, exceptional village house, beautifully renovated in 2007 offering about 150 m<sup>2</sup> of living space and purposely developed into 3 independent gites/apartments : 2 studio apartments and a one bedroomed apartment, all with bathrooms and secure private entrances within the same building. In excellent condition and sold fully furnished.

Ground = Entrance hall with a storage cupboard and a private lock up (with access to a cellar if wanted) + central stairs to all floors.

1st = A landing of 2.5 m<sup>2</sup> with entrance door to one studio apartment (Les Tournesols) of about 55 m<sup>2</sup> offering an open-plan apartment suite with high ceilings, original beams and part stone walls and 2 large windows overlooking the square, a quality fitted kitchen and dining area, a bathroom of 4 m<sup>2</sup> (shower, wc, hand basin) and a large fitted wardrobe.

2nd = Landing of 1.5 m<sup>2</sup> + 1 bedroom apartment (Les Oliviers) of approximately 60 m<sup>2</sup> in total, offering a bright lounge with kitchen and dining area of 38 m<sup>2</sup> with large window looking at the square (table extends and can seat 8 people), one double-bedroom of 14 m<sup>2</sup> with fitted wardrobe and bathroom of 8 m<sup>2</sup> (corner bath, shower, handbasin and separate WC).

3rd = The second studio apartment (Lavande), an independent loft suite taking the whole of the top floor, about 35 m<sup>2</sup>, with a bathroom (shower, sink, wc), a small kitchen and has a locked linen storage. It is also light and airy, but has no scenic views as the windows are above eye-level.

Sundry = Electric heating + freestanding air conditioners + annual property tax of about 1200 € + estimated amount of annual energy consumption for standard use: 790 € per year. Average energy prices indexed to the year 2022 (including subscriptions) + no work required + estimated amount of annual energy consumption for standard use about 1470 € per year + proven annual revenue with international and French clients + sold with furniture, fixtures, fittings appliances and linens + recommended housekeeper for change-overs + mains water and sewage + recent satellite dish (English and French TV) + internet + all rental documents and details furnished + very popular twice weekly market + no coownership charges + possibility to have a balcony + easy parking.

Price = 237.600 € (Sought after location, rare opportunity !)

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](http://georisques.gouv.fr)

Property Id : 34720

Property Size: 150 m<sup>2</sup>

Property Lot Size: 75 m<sup>2</sup>

Bedrooms: 3

Bathrooms: 3

Reference: SCC270000E

**Other Features**

Immediately Habitable

Latest properties

Rental Potential

## Summary

Property type:	Village house
Bedrooms:	3
Bathrooms	3
Price	€237,600

## Key Information

Property Features:

- Immediately Habitable

## Location: Occitanie



## Gallery







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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 calling 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.

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