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Charming Character House With 3 Bedrooms And Magnificent Views, In A Riverside...

Roquebrun , Herault , Occitanie



€137,500

inc. of agency fees

3 Beds

2 Baths

One of the most beautiful villages in the Orb valley, with its beautiful river, several cafes, restaurants, grocery: located at 10 minutes from Cessenon-sur-Orb, 35 minutes from Beziers and 45 minutes...

At a Glance

Reference MFH-LFR-RC154000EB

Bed 3

Near to Roquebrun

Bath 2

Pool No

Price €137,500

Land Tax N/A

Property Description

One of the most beautiful villages in the Orb valley, with its beautiful river, several cafes, restaurants, grocery: located at 10 minutes from Cessenon-sur-Orb, 35 minutes from Beziers and 45 minutes from the

beach !

Charming character home dating from the 18th century (2 faces) offering a living space of 93 m², with 3 bedrooms, 2 shower rooms, living room with open kitchen, lounge with breathtaking views, an attic of 25 m² that could be transformed into a roof terrace and a vaulted cellar ! Lots of charm ! In a beautiful village !

Basement = Vaulted stone cellars (approx. 40 m² in total) with water and electricity.

-1 = Hall of 2 m² + washroom of 3.18 m² (WC, shower and basin unit) + bedroom of 13.61 m² (original stone floor and magnificent view) + access to the cellars.

Ground = Entrance on living room of 20 m² with kitchen area of 4.37 m² (sink and lower/higher units) + hall of 2.13 m² + lounge of 14.21 m² with stunning view and cupboard.

1st = Hall of 3.16 m² + bedroom of 14.72 m² + washroom of 4.14 m² (shower, WC, basin unit and VMC) + bedroom of 13.41 m² (cupboard and stunning view).

2nd = Attic of 25 m² that could be transformed into a roof terrace.

Extras = Electric heating + estimated amount of annual energy consumption for standard use: between 1463 € and 1979 € per year. Average energy prices indexed to the year 2022 (including subscriptions) + wood burning stove + simple glazing + roof in perfect condition + stunning view + sold fully furnished + main sewage + quiet area + parking just in front.

Price = 137.500 € (Ideal for a holiday home !)

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 : 35939

Bedrooms: 3

Bathrooms: 2

Reference: RC154000EB

Other Features

Immediately Habitable

Latest properties

Rental Potential

Summary

Property type:	Village house
Bedrooms:	3
Bathrooms	2
Price	€137,500

Key Information

Property Features:

- Immediately Habitable

Location: Occitanie



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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.

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