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Pretty Village House With A Terrace, Small Garden And Superb Location.

Cessenon Sur Orb , Herault , Occitanie



€229,000

inc. of agency fees

3 Beds

1 Baths

Lovely hamlet in the haut Languedoc Parc with no shop, 15 minutes from Roquebrun, 15 minutes from St Chinian, 40 minutes from Beziers and 5 minutes from the Orb river Pretty village house, with a small...

At a Glance

Reference MFH-LFR-
ERC239000E

Bed 3

Near to Cessenon Sur Orb

Bath 1

Pool No

Price €229,000

Land Tax N/A

Property Description

Lovely hamlet in the haut Languedoc Parc with no shop, 15 minutes from Roquebrun, 15 minutes from St Chinian, 40 minutes from Beziers and 5 minutes from the Orb river

Pretty village house, with a small garden with breathtaking panoramic views over the surrounding vines and

garrigue covered hills, plus a terrace, offering about 75 m² of living space and 2 cellars for storage. Sold furnished.

Ground (garden level) = 2 cellars of 30 m² (with laundry room, washbasin and WC) et 4.3 m².

Ground (street level) = Entrance hall of 4 m² + lounge/living room of 23 m² with a fireplace + kitchen of 12 m² (upper and lower units, cooker, fridge, sink) with access to the terrace of 8 m².

1st = Hall of 2 m² + room/office of 6.3 m² + bedroom of 9 m² + bedroom of 14 m² + washroom of 4.3 m² (shower, washbasin and WC).

Exterior = Garden of 128 m² with electricity and plot of 11 m² with storage for wood + independent garage of about 20 m².

Sundry = Electric heating and fireplace + annual land tax of 316 € + estimated amount of annual energy consumption for standard use: between 1345 € and 1819 € per year. Average energy prices indexed to the year 2022 (including subscriptions) + new electricity and plumbing + roof in good condition + main sewage + sold fully furnished.

Price = 229.000 € (Nice village house in a quiet location)

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 : 36302

Price: 229,000 €

Bedrooms: 3

Bathrooms: 1

Reference: ERC239000E

Other Features

Immediately Habitable

Outside space

Private parking/Garage

Terrace

With Land/Garden

Summary

Property type:	Village house
Bedrooms:	3
Bathrooms	1
Price	€229,000

Key Information

Property Features:

- Immediately Habitable

Location: Occitanie



Gallery







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