

[Click to view MFH-LFR-C283550E](#)

New Single Storey Villa With 105 M2 Of Living Space On A 352 M2 Plot.

Cessenon Sur Orb , Hérault , Occitanie



€283,550

inc. of agency fees

3 Beds

1 Baths

Pretty village with cafe/restaurant, 5 minutes from Cessenon sur Orb, 25 minutes from Beziers and 30 minutes from the beach. New single storey villa (completion end of 2022) with 105 m2 of living space...

At a Glance

Reference	MFH-LFR-C283550E	Near to	Cessenon Sur Orb	Price	€283,550
Bed	3	Bath	1	Land Tax	N/A
		Pool	No		

Property Description

Pretty village with cafe/restaurant, 5 minutes from Cessenon sur Orb, 25 minutes from Beziers and 30 minutes from the beach.

New single storey villa (completion end of 2022) with 105 m2 of living space including 3 bedrooms and on a

352 m2 plot. In a quiet street of a small new residential area (6 houses). Reduced notary fees.

Interior = Living room/kitchen of 47 m2 + hall of 6.3 m2 + 3 bedrooms of 12.5 m2, 14.6 m2 and 11.7 m2 + laundry room of 4.9 m2 + washroom of 5.2 m2 + WC + garage of 19.7 m2.

Exterior = Plot of 352 m2 that could accept a small pool.

Extras = Centralised reversible air conditioning + annual land tax valued at about 900 € + reduced notary fees.

Price = 283.550 € (New and well located)

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 : 36440

Bedrooms: 3

Bathrooms: 1

Reference: C283550E

Other Features

Outside space

Private parking/Garage

With Land/Garden

Summary

Property type:	Modern Villa
Bedrooms:	3
Bathrooms	1
Price	€283,550

Key Information

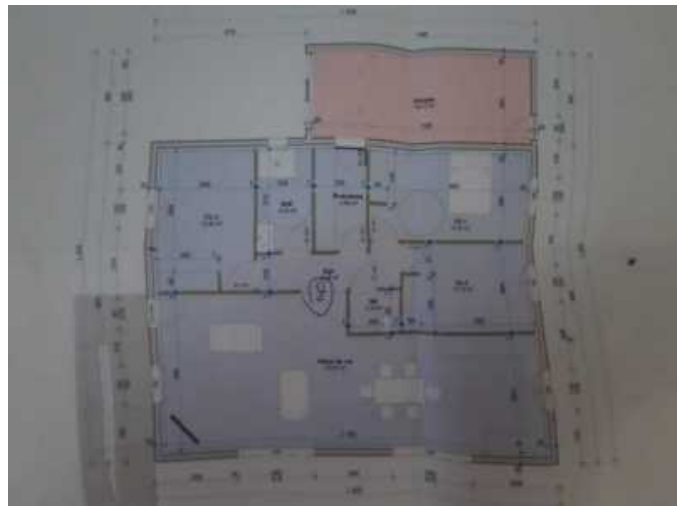
Property Features:

- Outside space

Location: Occitanie



Gallery



As Featured in

THE SUNDAY TIMES A Place in the Sun France The Sunday Telegraph THE GOOD property GUIDE Daily Mail YORKSHIRE POST FRENCH PROPERTY NEWS

Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

Contact us on:

0845 123 5885 (UK only local rate) / **+44 (0) 113 216 4066**,
or email us at **bonjour@my-french-house.com**.

To see more great properties like this one, visit our daily updated website at **www.my-french-house.com**.

Buying French Property Just Got Easier...

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.

S. and L. BROWN

great service
fast transfers

send money abroad 24/7

excellent rates