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

Cessenon Sur Orb , Herault , Occitanie



€268,750

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 with...

At a Glance

Reference MFH-LFR-
C283550E

Bed 3

Near to Cessenon Sur Orb

Bath 1

Pool No

Price €268,750

Land Tax N/A

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 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 + estimated amount of annual energy consumption for standard use: between 330 € and 510 € per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + annual land tax valued at about 900 € + reduced notary fees.

Price = 268.570 € (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 : 60094

Property Size: 105 m²

Property Lot Size: 352 m²

Bedrooms: 3

Bathrooms: 1

Reference: C283550E

Other Features

- Outside space
- Private parking/Garage
- Rental Potential
- With Land/Garden

Summary

Property type:	Modern Villa
Bedrooms:	3
Bathrooms	1
Price	€268,750

Key Information

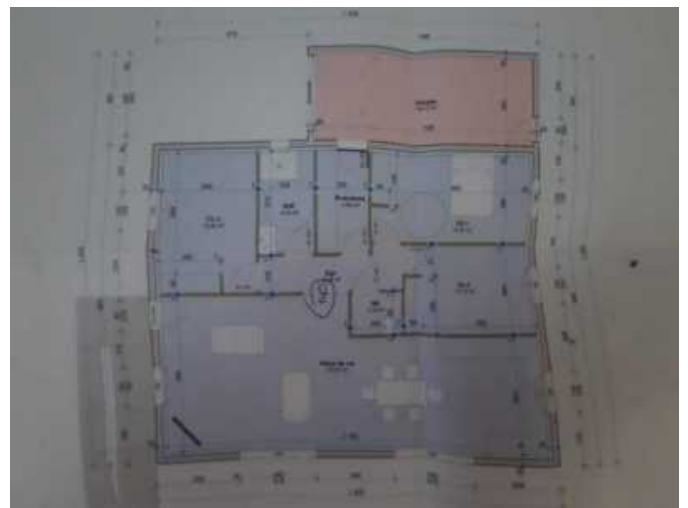
Property Features:

- Outside space

Location: Occitanie



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C. BAUER – Sunday Times

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S. and L. BROWN



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