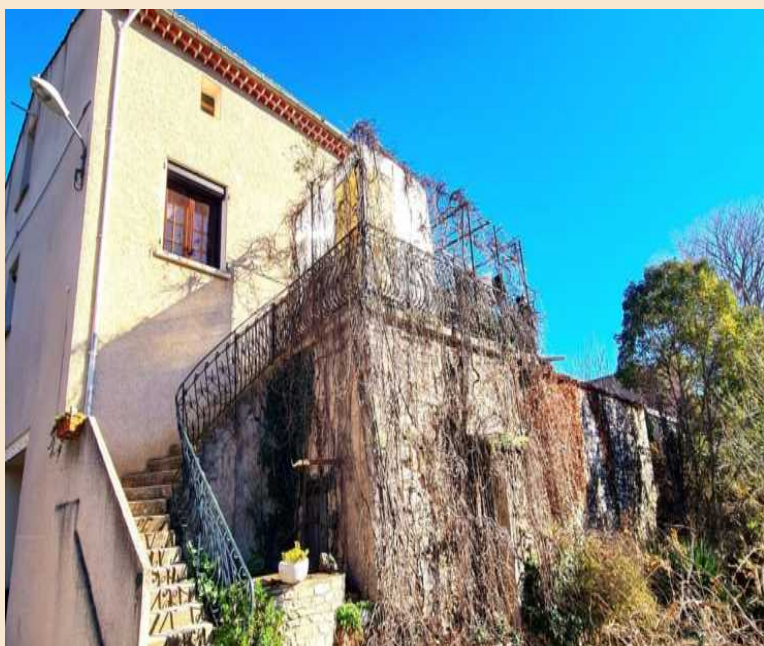


[Click to view MFH-LFR-CCC231000E](#)

Old Village House With 3 Bedrooms, Terrace, Garage, Barn And Garden. Lots...

Cessenon Sur Orb , Herault , Occitanie



€220,000

inc. of agency fees

3 Beds

1 Baths

Charming atypical village, with cafe and bakery, located at 5 minutes from Cessenon sur Orb, 25 minutes from Beziers and 30 minutes from the beach ! Old village house (dating from 1870) offering a living...

At a Glance

Reference MFH-LFR-
CCC231000E

Bed 3

Near to Cessenon Sur Orb

Bath 1

Pool No

Price €220,000

Land Tax N/A

Property Description

Charming atypical village, with cafe and bakery, located at 5 minutes from Cessenon sur Orb, 25 minutes from Beziers and 30 minutes from the beach !

Old village house (dating from 1870) offering a living space of 100 m² comprising living room, kitchen, 3 bedrooms, shower room, terrace of 20 m² plus garage of 120 m² and barn of 130 m² (which can be converted into a courtyard with pool) and a garden of 170 m². Cosmetic updating to foresee. Lots of possibilities !

Basement = Large garage of 120 m² + barn of 130 m² (possibility to transform into a courtyard with pool) + garden of 170 m².

1st (access with an exterior staircase) = Terrace of 20 m² + entrance of 4 m² + corridor of 6.87 m² + kitchen of 13.13 m² (lower and higher units, induction hob, hood, built-in dish washer) + lounge of 30 m² with fireplace and access to the terrace + bedroom of 11.48 m² + corridor of 4.45 m² with cupboard + WC of 1.63 m² + bedroom of 10.20 m² + washroom of 5.50 m² (shower, bidet, sink) + bedroom of 11.61 m² + access to the garage in the corridor.

Exterior = South-west facing terrace of 20 m² + garden of 170 m² + possibility to create a courtyard.

Extras = Traditional building from 1870 + roof from 2014 + double glazing + oil central heating + reversible air conditioning + fireplace + new thermodynamic boiler from 2020 + main sewage + estimated amount of annual energy consumption for standard use: between 1399 € and 1893 € per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + annual property tax of about 900 €.

Price = 220.000 € (Quiet location and great potential !)

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 : 38934

Property Size: 100 m²

Property Lot Size: 610 m²

Bedrooms: 3

Bathrooms: 1

Reference: CCC231000E

Other Features

Courtyard

Immediately Habitable

Latest properties

Outside space

Private parking/Garage

Renovation required

Terrace

With Land/Garden

Summary

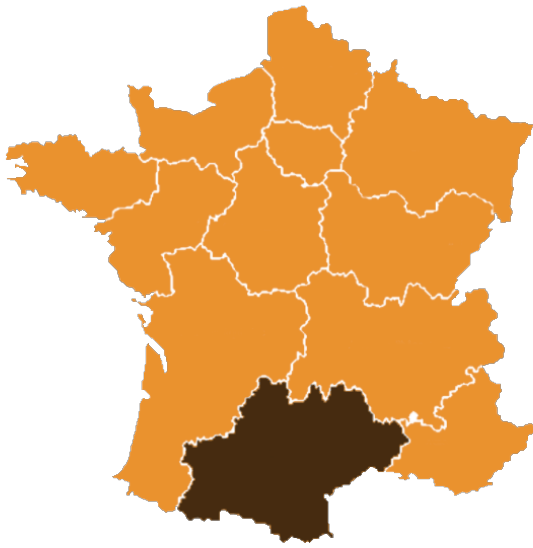
| | |
|----------------|---------------|
| Property type: | Village house |
| Bedrooms: | 3 |
| Bathrooms | 1 |
| Price | €220,000 |

Key Information

Property Features:

- Courtyard

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