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## Character Village House With 150 M2 Of Living Space, Covered Terrace,...

Cessenon Sur Orb , Herault , Occitanie



**€220,000**

inc. of agency fees

4 Beds

2 Baths

Village with all shops (bars, tabac, restaurants, supermarket, markets, : and swimming in the Orb river: 20 minutes from Beziers airport and 35 minutes from the coast ! A solid village house, entirely renovated,...

### At a Glance

Reference MFH-LFR-  
CC220000EB

Bed 4

Near to Cessenon Sur Orb

Bath 2

Pool No

Price €220,000

Land Tax N/A

### Property Description

Village with all shops (bars, tabac, restaurants, supermarket, markets, : and swimming in the Orb river: 20 minutes from Beziers airport and 35 minutes from the coast !

A solid village house, entirely renovated, beautifully presented, with 3/4 bedrooms and 2 full bathrooms, a

loggia, and a garage, ready to move in to, situated at the edge of a lively village in the lower Orb Valley, just steps from the river and all commerce. The house offers about 150m<sup>2</sup> of living space over 3 floors, with high ceilings and airy rooms, retaining character and original features where possible, currently offering an open plan kitchen with dining area and lounge, 3 bedrooms, 2 bathrooms, a converted attic as bedroom or second lounge and a covered terrace/loggia and garage. A superb house with generous rooms, entirely renovated, in a sought after village, with all amenities.

Ground = Entrance hall of 15 m<sup>2</sup> + WC of 1.5 m<sup>2</sup> with basin + garage of 38 m<sup>2</sup> with an electric door.

1st = An open plan fitted kitchen, lounge and dining area of 50 m<sup>2</sup> with french balconies, a woodburning stove and door onto quiet side street.

2nd = Landing area of 2.8 m<sup>2</sup> + bedroom of 15 m<sup>2</sup> + bedroom of 18.7 m<sup>2</sup> + bedroom of 11.4 m<sup>2</sup> (office) + full bathroom of 10 m<sup>2</sup> ( shower, corner bath, wc, double sinks).

3rd = Spacious and bright attic room of 45 m<sup>2</sup> (could be master bedroom with separate lounge) offering beautiful views and access to the very private loggia terrace of 12 m<sup>2</sup> + large bathroom of 9 m<sup>2</sup> (bath, sink, wc).

Sundry = Electric heating + wood burning stove + all appliances included + furniture negotiable + mains water and sewage + fibre optic internet available + entirely renovated (new roof, electrics, plumbing, windows, :) + estimated amount of annual energy consumption for standard use: between 2475 € and 3349 € per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + 2 minutes walk to the river + annual property tax of 1015 € + excellent rental potential.

Price = 220.000 € (A must see !)

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](http://georisques.gouv.fr)

Property Id : 51869

Property Size: 150 m<sup>2</sup>

Property Lot Size: 82 m<sup>2</sup>

Bedrooms: 4

Bathrooms: 2

Reference: CC220000EB

### **Other Features**

Immediately Habitable

Outside space

Private parking/Garage

Rental Potential

Terrace

## Summary

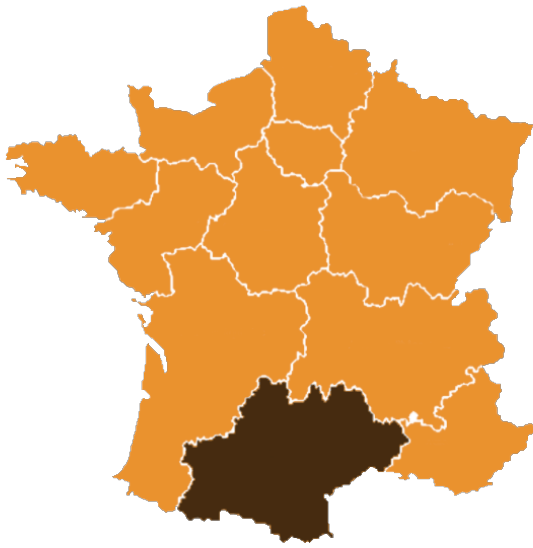
Property type:	Village house
Bedrooms:	4
Bathrooms	2
Price	€220,000

## Key Information

Property Features:

- Immediately Habitable

## Location: Occitanie



## Gallery







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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.

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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.

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