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## Spacious Renovated Village House With 4 Bedrooms, Large Garage And Terrace

Cessenon Sur Orb , Herault , Occitanie



**€316,440**

inc. of agency fees

4 Beds

1 Baths

Requested village in the Orb Valley with all shops (bars, restaurants, pharmacy, bakeries, butcher, supermarkets, schools) located at 10 minutes from Roquebrun, 25 minutes from Beziers and 30 minutes...

### At a Glance

**Reference** MFH-LFR-C316440E

**Bed** 4

**Near to** Cessenon Sur Orb

**Bath** 1

**Pool** No

**Price** €316,440

**Land Tax** N/A

### Property Description

Requested village in the Orb Valley with all shops (bars, restaurants, pharmacy, bakeries, butcher, supermarkets, schools) located at 10 minutes from Roquebrun, 25 minutes from Beziers and 30 minutes from the beach !

Spacious village house (3 faces) entirely renovated offering a living space of 190 m<sup>2</sup> comprising 4 bedrooms, a large bathroom, a spacious living room of 90 m<sup>2</sup>, a laundry room, a dressing room, a south-west facing terrace of 33 m<sup>2</sup> plus a garage of 90 m<sup>2</sup> ! In a requested village nearby shops and river !

Ground = Entrance of 6 m<sup>2</sup> with a wine cellar on the basement + large garage of 90 m<sup>2</sup> with a well.

1st = Spacious living room of 90 m<sup>2</sup> with a cosy lounge (nice exposed stone wall and decorative fireplace) plus an open kitchen (lower units, electric hob and oven, working plan and hood), plus a large dining room (giving access to the exterior, at the back of the house) + laundry area of 7.72 m<sup>2</sup> + WC of 2.50 m<sup>2</sup>.

2nd = Hallway of 16 m<sup>2</sup> + bedroom/office) of 11.16 m<sup>2</sup> (nice decorative fireplace) + bedroom 13.02 m<sup>2</sup> + large bathroom of 12 m<sup>2</sup> (italian walk-in shower, towel dryer, basin unit, corner bath and cupboard) + WC of 2.04 m<sup>2</sup> + large dressing of 5.23 m<sup>2</sup> + bedroom of 11.92 m<sup>2</sup> (access to the terrace) + bedroom of 15.87 m<sup>2</sup> (access to the terrace) + large south-west facing terrace of 33 m<sup>2</sup> (partly covered, with water and electricity).

Extras = Everything has been redone (electricity, plumbing, interior renovations:) + new roof from 2007 + water softener + thermodynamic boiler + underfloor heating on 1st + reversible air conditioning on 2nd + double glazing + electric roller shutters + beautiful concrete floor on 1st + parquet floor on 2nd + estimated amount of annual energy consumption for standard use: between 790 € and 1070 € per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + annual land tax of 972 €.

Price = 316.440 € (In the heart of village, nearby shops and river !)

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 : 45760

Bedrooms: 4

Bathrooms: 1

Reference: C316440E

### **Other Features**

Immediately Habitable

Outside space

Private parking/Garage

Terrace

Summary

Property type:	Village house
Bedrooms:	4
Bathrooms	1
Price	€316,440

Key Information

- Property Features:
- Immediately Habitable

Location: Occitanie



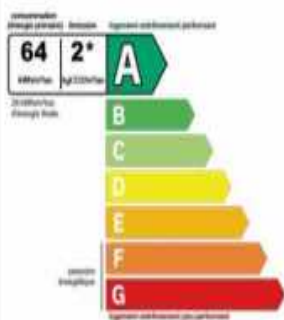
## Gallery



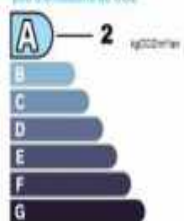








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