

[Click to view MFH-LFR-LRC149000E](#)

Pretty Stone House With 100 M2 Of Living Space, Terrace And Garden In...

Cessenon Sur Orb , Herault , Occitanie



€139,000

inc. of agency fees

3 Beds

2 Baths

Hamlet with no shop near Roquebrun (superb touristic village on the Orb river, with restaurants, grocery, bakery), 15 minutes from St Chinian, 30 minutes from Beziers and 50 minutes from airport Vias-Cap...

At a Glance

Reference MFH-LFR-LRC149000E

Bed 3

Near to Cessenon Sur Orb

Bath 2

Pool No

Price €139,000

Land Tax N/A

Property Description

Hamlet with no shop near Roquebrun (superb touristic village on the Orb river, with restaurants, grocery, bakery), 15 minutes from St Chinian, 30 minutes from Beziers and 50 minutes from airport Vias-Cap d'Agde.

Very pretty stone house with 100 m2 of living space including 2/3 bedrooms, a beautiful terrace of 20 m2

with lovely views and a small garden of about 140 m2 to landscape. In a quiet picturesque hamlet, just 5 minutes drive from Roquebrun. An ideal holiday base. Sold fully furnished.

Basement = 3 cellars (surface of the house).

Ground = Entrance onto a living room of 15 m2 with access to a terrace of 20 m2 + kitchen of 6.3 m2 + bathroom of 5 m2 (bath, WC, laundry area, washbasin) + bedroom of 23 m2 with access to the terrace.

1st = Hall/office of 16.3 m2 + en suite bedroom of 10 m2 with WC and washbasin + lounge of 23 m2 with wood burner and mezzanine.

2nd = Attic space for storage (non convertible).

Extras = Heating with 2 wood burners (one with oven and hot plates) + estimated amount of annual energy consumption for standard use: between 1288 € and 1742 € per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + new gas boiler (hot water) + annual land tax of 283 € + sold furnished.

Price = 139.000 € (Super cute with character !)

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 : 45942

Bedrooms: 3

Bathrooms: 2

Reference: LRC149000E

Other Features

Immediately Habitable

Outside space

Rental Potential

Terrace

With Land/Garden

Summary

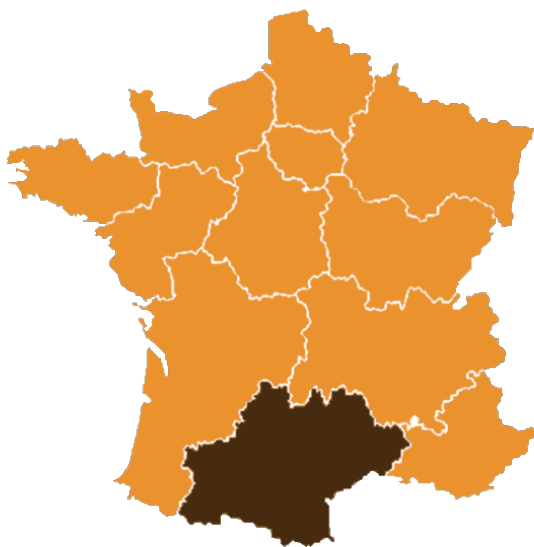
Property type:	House
Bedrooms:	3
Bathrooms	2
Price	€139,000

Key Information

Property Features:

- Immediately Habitable

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

Disclaimer: All properties and services on our website are based on information supplied by our agents, private individuals and other third parties. They are believed to be correct when entered into our systems and at the date this page is printed. Copyright ©2004-2024 my-french-house.com All Rights Reserved