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Beautiful Stone Property With 3 Independent Accomodations On 1641 M2 With...

Cessenon Sur Orb, Herault, Occitanie



€549,000

inc. of agency fees

6 Beds

6 Baths

Village with cafes, 25 minutes from Beziers, 5 minutes from Cessenon sur Orb, 5 minutes from the Orb river and 30 minutes from the beach.Beautiful stone property, located in the heart of the village on...

At a Glance

Reference MFH-LFR-CC549000E Near

Near to Cessenon Sur Orb

Price €549,000

Bed 6

Bath 6

Land Tax N/A

Pool Yes

Property Description

Village with cafes, 25 minutes from Beziers, 5 minutes from Cessenon sur Orb, 5 minutes from the Orb river and 30 minutes from the beach.

Beautiful stone property, located in the heart of the village on a 1641 m2 plot with lovely views and pool, offering 3 independent accommodations including an apartment of 60 m2 and 2 gites of 90 m2 and 92 m2. Great potential for summer/all year round rental!

Ground A = Garage of 100 m2 and worksop of 42 m2.

Ground B = Gite 1 including an entrance hall of 11 m2 with access to the garden + equipped kitchen of 17.3 m2 (upper and lower units, electric oven, hob, extractor, sink) + lounge of 35 m2 (with access to the apartment and gite 2) + storage room of 5 m2 (former bathroom) + en suite bedroom of 13 m2 with bathroom of 5.5 m2 (bath, washbasin, wc) + en suite bedroom of 18 m2 with bathroom of 5 m2 (bath, bidet, lavabo, wc) + apartment including a living room/equipped kitchen of 25 m2 with independent access and access to the garden + bedroom of 25 m2 with dressing room and bathroom of 9 m2 (bath, shower, washbasin, wc).

1st (independent gite 2) = Hall of 6 m2 with access to an attic of 85 m2 that could be converted + living room/equipped kitchen of 33 m2 (upper and lower units, electric oven, hob) with access to a terrace of 14 m2 + en suite bedroom of 11 m2 with washroom of 3.4 m2 (shower, washbasin, wc) + en suite bedroom of 16 m2 with washroom of 4.2 m2 (shower, washbasin, wc) + en suite bedroom of 11.5 m2 with bathroom of 6.3 m2 (bath, wc, washbasin).

Exterior = Garden and terrace with heated pool (10x5m, salt) with garden shed + nice views + well/source + front courtyard of about 400 m 2 (parking 4/5 cars).

Extras = Gas central heating and reversible air conditioning in the gites + estimated amount of annual energy consumption for standard use: between $2613 \in$ and $3536 \in$ per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + 12 solar pannels (autoconsumption) + annual land tax of $3960 \in$ + the gites can be rented between $600 \in$ in low season and $1450 \in$ in high season.

Price = 549.000 € (Very nice and with good income!)

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: 46134 Property Size: 242 m2

Property Lot Size: 1,641 m2

Bedrooms: 6
Bathrooms: 6

Reference: CC549000E

Other Features

Immediately Habitable

Outside space

Prestige

Private parking/Garage

Rental Potential

Swimming Pool

Terrace

With Land/Garden

Summary

Property type: House Bedrooms: 6
Bathrooms 6

Price €549,000

Key Information

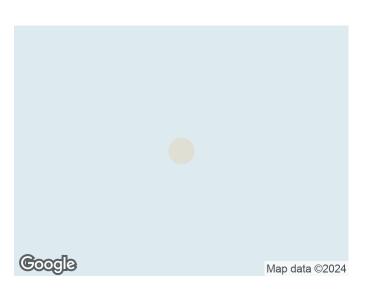
Property Features:

• Immediately Habitable

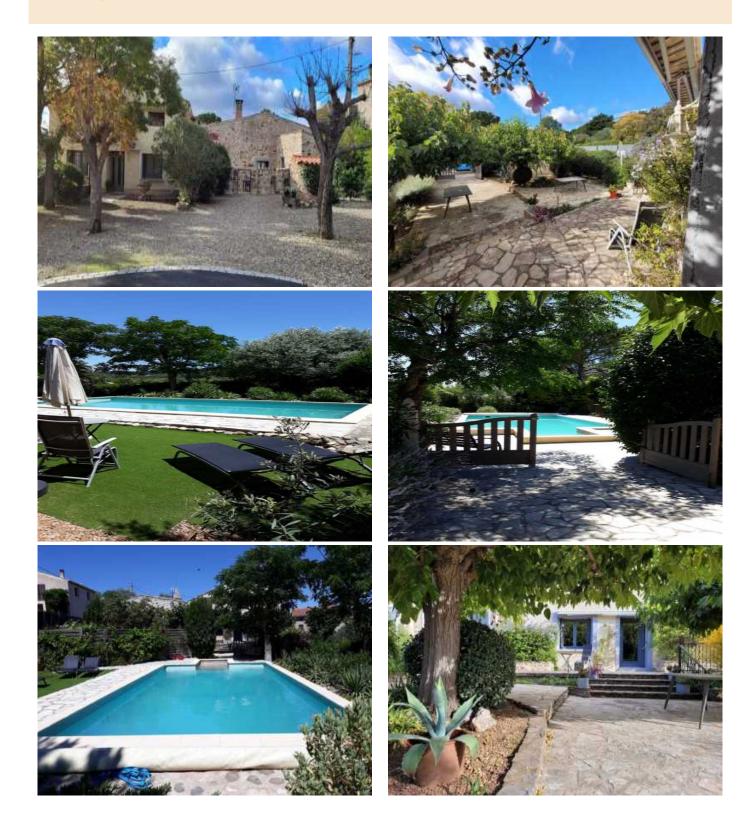
Swimming Pool? Yes

Location: Occitanie





Gallery







































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C. BAUER – Sunday Times

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S. and L. BROWN



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