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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

<b>Reference</b>	MFH-LFR-CC549000E	<b>Near to</b>	Cessenon Sur Orb	<b>Price</b>	€549,000
<b>Bed</b>	6	<b>Bath</b>	6	<b>Land Tax</b>	N/A
		<b>Pool</b>	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 m<sup>2</sup> plot with lovely views and pool, offering 3 independent accommodations including an apartment of 60 m<sup>2</sup> and 2 gites of 90 m<sup>2</sup> and 92 m<sup>2</sup>. Great potential for summer/all year round rental !

Ground A = Garage of 100 m<sup>2</sup> and workshop of 42 m<sup>2</sup>.

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

1st (independent gite 2) = Hall of 6 m<sup>2</sup> with access to an attic of 85 m<sup>2</sup> that could be converted + living room/equipped kitchen of 33 m<sup>2</sup> (upper and lower units, electric oven, hob) with access to a terrace of 14 m<sup>2</sup> + en suite bedroom of 11 m<sup>2</sup> with washroom of 3.4 m<sup>2</sup> (shower, washbasin, wc) + en suite bedroom of 16 m<sup>2</sup> with washroom of 4.2 m<sup>2</sup> (shower, washbasin, wc) + en suite bedroom of 11.5 m<sup>2</sup> with bathroom of 6.3 m<sup>2</sup> (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<sup>2</sup> (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 € and 3536 € per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + 12 solar panels (autoconsumption) + annual land tax of 3960 € + the gites can be rented between 600 € in low season and 1450 € 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](http://georisques.gouv.fr)

Property Id : 46134

Property Size: 242 m<sup>2</sup>

Property Lot Size: 1,641 m<sup>2</sup>

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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