

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

#### Cessenon Sur Orb, Herault, Occitanie





Cessenon sur Orb, 5 minutes from the Orb river and 30 minutes from the beach.Beautiful stone...

### At a Glance

Reference	MFH-LFR- CC549000E
Bed	6

Near toCessenon Sur OrbBath6PoolYes

**Price** €530,000

Land Tax N/A

### **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 accomodations 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 m2 (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 Euros and 3536 Euros per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + 12 solar pannels (autoconsumption) + annual land tax of 3960 Euros + the gites can be rented between 600 Euros in low season and 1450 Euros in high season.

Price = 530.000 Euros (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 : 65456 Property Size: 242 m2 Property Lot Size: 1,641 m2 Bedrooms: 6 Bathrooms: 6 Reference: CC549000E

#### **Other Features**

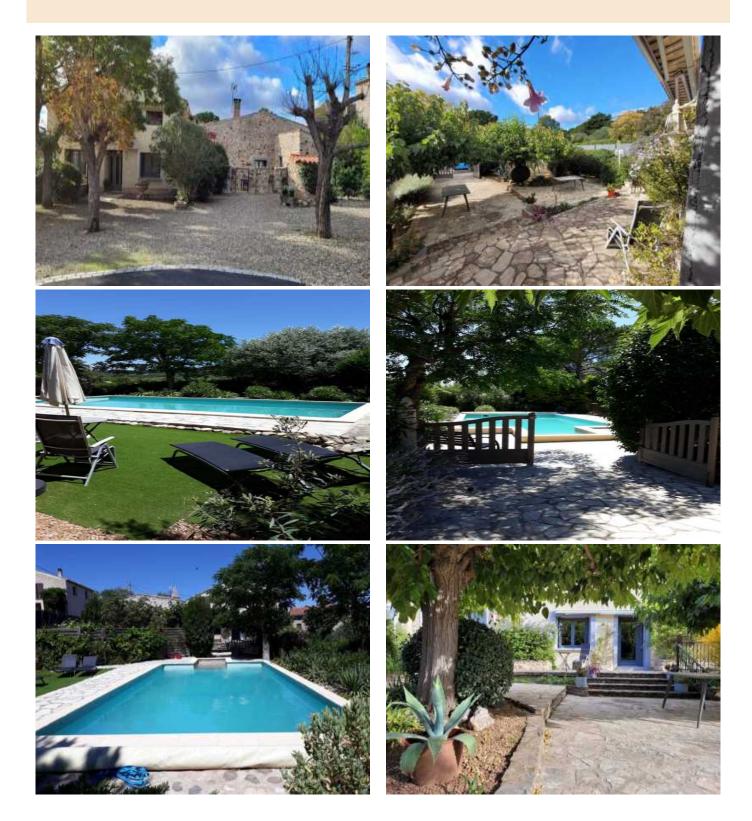
Immediately Habitable Outside space Private parking/Garage Rental Potential Swimming Pool Terrace With Land/Garden

Summary		Key Information
Property type:	Chambre d'Hote or Gite	Property Features:
Bedrooms:	6	• Immediately
Bathrooms	6	Habitable
Price	€530,000	Swimming Pool? Yes

# Location: Occitanie



# Gallery













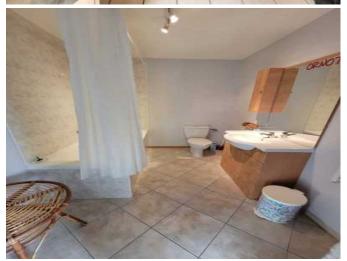


























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#### S. and L. BROWN



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