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Former Annex Of A Domaine Dating From The 19th Century With 288 M2 Of...

Cessenon Sur Orb , Herault , Occitanie



€295,000

inc. of agency fees

6 Beds

2 Baths

Village with with all shops, cafes and restaurants, schools, 15 minutes from Beziers, 10 minutes from the Orb river and 10 minutes from the Canal du Midi. Former annex of a large domain dating from the...

At a Glance

Reference MFH-LFR-C302400E

Near to Cessenon Sur Orb

Price €295,000

Bed 6

Bath 2

Land Tax N/A

Pool No

Property Description

Village with with all shops, cafes and restaurants, schools, 15 minutes from Beziers, 10 minutes from the Orb river and 10 minutes from the Canal du Midi.

Former annex of a large domain dating from the mid 19th century with 288 m2 of living space on 565 m2 of

land. The home, in the style of a maison de Maitre, has kept all of its original character and offers large rooms and a semi converted former stable. The garden is located at the front and is spacious enough to receive a pool. Rare in the centre of the village !

Ground = Entrance hall of 8.5 m + kitchen of 20.6 m² + dining room of 16 m² + lounge/office of 23.5 m² leading to former stable of 57.5 m² converted into a leisure room + storage room of 10 m² + washroom of 4.3 m² (washbasin, WC, washing machine connection) + garage of 100 m² with electric gate.

1st = Hall of 15.5 m² + 3 bedrooms of 14 m², 16 m² and 17 m² + WC + bathroom of 11.6 m² (bath, shower, double washbasin) + storage room of 19.5 m² + attic of 73 m² and attic of 56 m² (above the former stable).

2nd = Hall of 4.4 m² + bedroom to renovate of 17.7 m² + 2 bedrooms of 13.6 m² and 18.2 m².

Exterior = Nice garden of 240 m² that could receive a pool.

Extras = 2 central heating systems: a boiler with a heat pump and an oil boiler + annual land tax of 1360 € + some modernisation a few electric updates to foresee + original tiles under the carpets + estimated amount of annual energy consumption for standard use: between 3419 € and 4625 € per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + house available 6 months after the signing of a preliminary contract.

Price = 295.000 € (Beautiful house, rare on the market !)

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 : 49711

Property Size: 288 m²

Property Lot Size: 565 m²

Bedrooms: 6

Bathrooms: 2

Reference: C302400E

Other Features

Immediately Habitable

Latest properties

Outside space

Prestige

Private parking/Garage

With Land/Garden

Summary

Property type:	House
Bedrooms:	6
Bathrooms	2
Price	€295,000

Key Information

Property Features:

- Immediately Habitable

Location: Occitanie



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