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Charming Winegrowers House With 4 Bedrooms, Large Garage, Attic And Terrace....

Cessenon Sur Orb, Herault, Occitanie



€216,000

inc. of agency fees

4 Beds

1 Baths

Dynamic village with all shops (bars, restaurants, bakeries, doctors, supermarkets, pharmacy, schools:) located at 8 minutes from Cessenon-sur-Orb, 15 minutes from Beziers and 20 minutes from the beach...

At a Glance

Reference MFH-LFR-CC216000E

Near to Cessenon Sur Orb

Price €216,000

Bed 4

Bath 1

Land Tax N/A

Pool No

Property Description

Dynamic village with all shops (bars, restaurants, bakeries, doctors, supermarkets, pharmacy, schools:) located at 8 minutes from Cessenon-sur-Orb, 15 minutes from Beziers and 20 minutes from the beach!

Charming winegrower's house (1932) to refresh, with a living space of 122 m2 offering 4 bedrooms, an office, a shower room, a lounge, a separate kitchen, plus a convertible attic, a large garage of 110 m2, and a veranda, summer kitchen and terrace offering 45 m2 in total. This charming winegrower's house is offering possibilities, but needs an updating! Great potential! Shops nearby!

Ground = Entrance on living space of 22.24 m2 + hall of 12.04 m2 + bedroom of 10.55 m2 with shower and old fireplace + veranda area of 16.71 m2 (west facing) + summer kitchen of 13.78 m2 (sink and boiler) + terrace of 13.75 m2 + large garage of 110 m2 + hall of 4 m2 + WC of 1.26 m2 + kitchen of 9.66 m2 (lower units, double sink, dish washer, cupboards, oven) + come back to the lounge.

1st = Beautiful old staircase leading on the hallway of 7.41 m2 (large cupboards) + shower room of 4 m2 (sink, bidet, shower) + bedroom of 10.93 m2 + large bedroom of 16.75 m2 (marble fireplace and cupboard) + office or dressing room of 6.05 m2.

2nd = Hall of 5.04 m² + bedroom of 12.67 m² + convertible attic of 20 m².

Exterior = A terrace of 13.75 m2 and a veranda of 16.71 m2, that can easily be converted in one large and nice outside area.

Extras = Charm and character (old tiled floors, beautiful staircase, marble fireplaces) + simple glazing (that has been doubled in some parts) + wooden shutters + roof in good condition+ reversible air conditioning + oil central heating + main sewage + estimated amount of annual energy consumption for standard use: between $2060 \in$ and $2820 \in$ per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + refreshment to foresee + annual property tax of $800 \in$.

Price = 216.000 € (Character and potential!)

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: 47100 Property Size: 122 m2

Property Lot Size: 210 m2

Bedrooms: 4
Bathrooms: 1

Reference: CC216000E

Other Features

Immediately Habitable

Near the coast
Outside space
Private parking/Garage
Renovation required
Rental Potential
Terrace

Summary

Property type: House Bedrooms: 4 1

Bathrooms

€216,000 Price

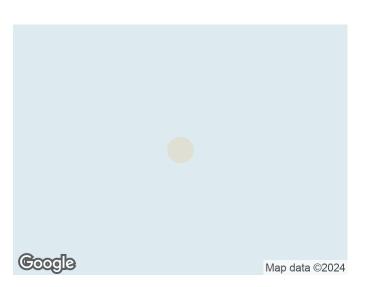
Key Information

Property Features:

Immediately Habitable

Location: Occitanie





Gallery



























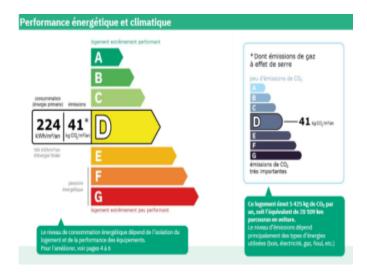














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C. BAUER – Sunday Times

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S. and L. BROWN



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