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## Single Storey Villa To Refresh Offering 4 Bedrooms And A Garage On A 1440...

Cessenon Sur Orb , Hérault , Occitanie



# €302,400

inc. of agency fees

4 Beds

3 Baths

A sought-after village on the banks of the river Orb with all shops, cafes, restaurants, supermarkets, pharmacy, bakeries, butchery, schools: located at 10 minutes from Roquebrun, 25 minutes from Beziers...

### At a Glance

<b>Reference</b>	MFH-LFR-CC345600E	<b>Near to</b>	Cessenon Sur Orb	<b>Price</b>	€302,400
<b>Bed</b>	4	<b>Bath</b>	3	<b>Land Tax</b>	N/A
		<b>Pool</b>	Yes		

### Property Description

A sought-after village on the banks of the river Orb with all shops, cafes, restaurants, supermarkets, pharmacy, bakeries, butchery, schools: located at 10 minutes from Roquebrun, 25 minutes from Beziers and 30 minutes from the beach !

Spacious single storey villa of the 80's to refresh, with about 110m<sup>2</sup> of living space comprising of a spacious open-plan kitchen and lounge of about 60 m<sup>2</sup> with dining area and fireplace, 4 bedrooms, 3 bathrooms and garage, on a gated plot of 1440 m<sup>2</sup> with pool and views. Just a few minutes walk to all shops and the river. A comfortable villa, a perfect holiday home or gite, ready to move into, envisioning some basic updating, refreshments and repairs.

Inside = Entrance into the lounge of about 50 m<sup>2</sup> with an insert fireplace and leading into to the open kitchen of about 12 m<sup>2</sup> + corridor + bedroom of 12 m<sup>2</sup> with shower room (shower, WC, sink) + corridor to the garage + 3 bedrooms of 12 m<sup>2</sup> each + bathroom (bath, wc, sink) + shower room (shower, wc, sink) + garage of about 30 m<sup>2</sup>, access from outside and inside.

Exterior = Fenced plot of 1440 m<sup>2</sup> with a gate to the river + long driveway, ensuring privacy + large pool of 5×10 m with a retractable cover + pool house + outbuilding for storage + large terraces on 3 sides of the house, to enjoy any time of the day.

Sundry = Electric heating + wood burning insert + mains water and sewage + fibre optics available + annual property tax 1644 € + sold with some furniture if wanted + excellent rental potential + habitable immediately + foresee cosmetic refreshments and some repairs + estimated amount of annual energy consumption for standard use: between 1180 € and 1630 € per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + roof in good state + not in a flood zone.

Price = 302.400 € (Great location and potential - a must see !)

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 : 63153

Property Size: 110 m<sup>2</sup>

Property Lot Size: 1,440 m<sup>2</sup>

Bedrooms: 4

Bathrooms: 3

Reference: CC345600E

### **Other Features**

Immediately Habitable

Latest properties

Outside space

Private parking/Garage

Rental Potential

Swimming Pool  
Terrace  
With Land/Garden

## Summary

Property type:	Modern Villa
Bedrooms:	4
Bathrooms	3
Price	€302,400

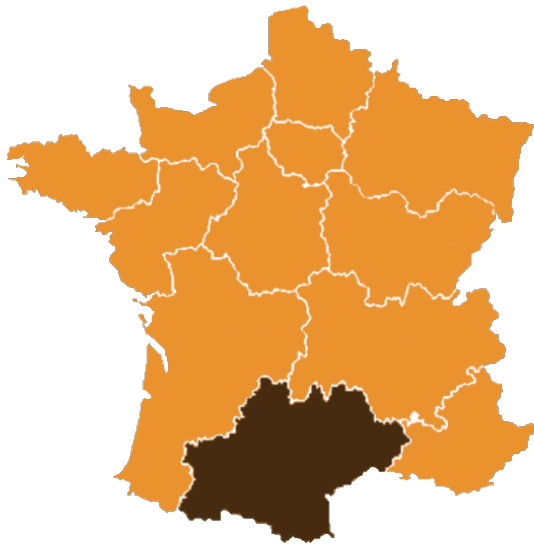
## Key Information

Property Features:

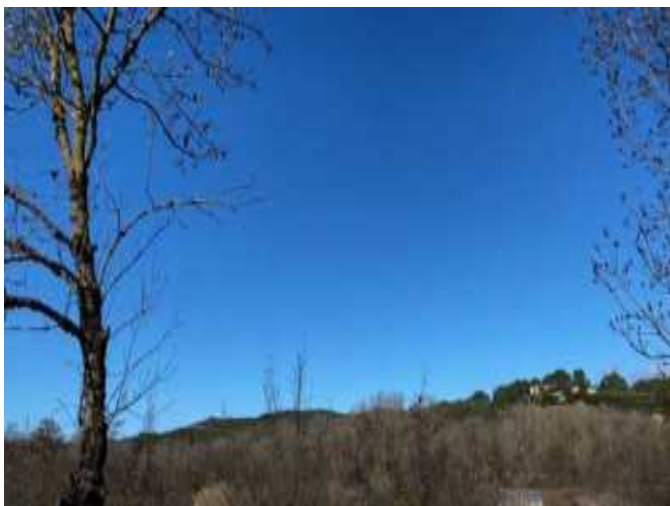
- Immediately Habitable

Swimming Pool? Yes

## Location: Occitanie



## Gallery





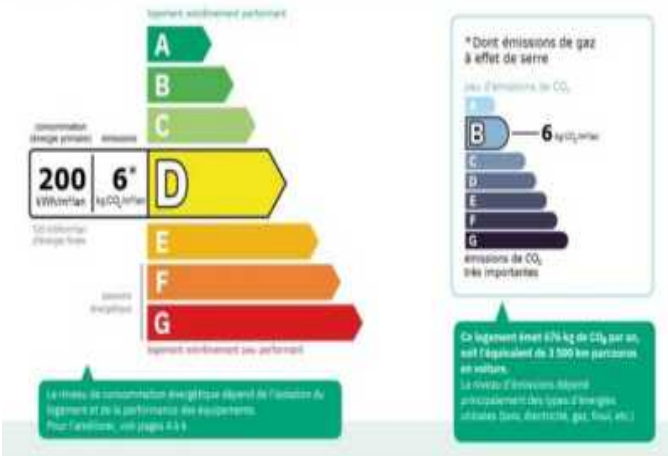








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**C. BAUER – Sunday Times**

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