



## Charming Village House Sold Furnished With 2 Bedrooms, Cellar And Terrace With Beautiful View.



### Agenten-Info

Name:	Freddy Rueda
Name der Firma:	Freddy Rueda Sarl
Land:	Frankreich
Erfahrung seit:	
Art der Dienstleistung:	Immobilien verkaufen
Spezialgebiete:	
Art der Immobilie:	Wohnungen, Häuser
Telefon:	+33 (467) 363-428
Sprachen:	English, French
Webseite:	<a href="https://realestateoccitane.com">https://realestateoccitane.com</a>

### Anzeigen-Details

Immobilie für:	Kaufen
Preis:	USD 157,093.54

#### Standort

Land:	Frankreich
Staat/Region/Provinz:	Occitanie
Postleitzahl:	34460
Veröffentlicht:	27.06.2025
Beschreibung:	

Picturesque village in the heart of the Orb valley with cafe, bread delivery, pizzeria located at 5 minutes from Cessenon sur Orb, 20 minutes from Beziers and 35 minutes from the beach !

Charming village house in very good condition and sold fully furnished, with a living space of 67 m2 offering 2 bedrooms, 1 shower room, a living room with lounge, dining and open kitchen, a room that'll be perfect to create a summer kitchen, plus a superb brand new terrace of 15 m2 with stunning view on the church, and a cellar of 23 m2 ! Very cosy and ideal for a first investment or as a holiday home ! A must see !

Ground = Entrance of 2.84 m2 + cellar of 23 m2 (laundry area and 2 large former wine cuves).

1st = WC of 1.80 m2 with hand basin + living room of 24 m2 with lounge, dining and open equipped kitchen (lower units, working plan, sink, electric hob, electric oven, hood, fridge).

2nd = Bedroom of 9.43 m2 with an en suite shower room of 1.02 m2 (shower and basin) + bedroom of 13.45 m2 (adjoining to the first one).



3rd = Beautiful old staircase leading on a room of 14 m2 (would be perfect to create a summer kitchen) + access to the terrace of 15 m2.

Exterior = Magnificent terrace of 15 m2, brand new (built in 2020) with nice exposed stone walls and stunning view on church.

Extras = Sold fully furnished (list below) + simple glazing + wooden shutters + roof has been redone + electric in good state + brand new terrace from 2020 + estimated amount of annual energy consumption for standard use: between 781 Euros and 1057 Euros per year. Average energy prices indexed on 2021, 2022 and 2023 (including subscriptions) + annual land tax of only 269 Euros.

Furniture included = Wooden table with 4 chairs + convertible sofa + coffee tables + 2 chairs + buffet + TV stand + 2 double beds + large wardrobe + dressing table with chair + night table + exterior table with 2 chairs + locker cabinet + beach umbrella + 2 stools + garden table with 2 chairs + table for 4 and 6 wooden chairs.

Price = 135.000 Euros (Very cosy, ideal for a 1st purchase or as a holiday home !)

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 Georisks website: [georisques.gouv.fr](https://georisques.gouv.fr)

Property Id : 71641

Property Size: 67 m2

Bedrooms: 2

Bathrooms: 1

Reference: CC135000E

## Other Features

Immediately Habitable

Latest properties

Outside space

Rental Potential

Terrace

Zustand: Sehr gut

## Allgemein

Schlafzimmer: 2

Badezimmer: 1

## Mietdetails



# IMLIX

**IMLIX Immobilienmarkt**  
<https://www.imlix.com/de/>

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Möbliert:

Ja

## **Mietbedingungen**

Verfügbar ab:

## **Kontaktinformation**

IMLIX ID:

IX7.213.979

