



## 5 room, 88m2 Village house for sale in Cessenon sur orb - 89 000 € \*



### Στοιχεία μεσίτη

Όνομα:	Patrick Gibbins
Όνομα εταιρείας:	Artaxa Immo Sarl
Χώρα:	France
Experience since:	2008
Τύπος υπηρεσίας:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Τηλέφωνο:	
Languages:	French
Site:	

### Στοιχεία καταχώρησης

Ακίνητο για:	Πώληση
Τιμή:	USD 104,000.83

### Τοποθεσία

Χώρα:	France
Νομός/Περιοχή/Επαρχία:	Occitanie
Ταχυδρομικός κωδικός:	34460
Δημοσιεύθηκε:	24/07/2025

#### Περιγραφή:

Tucked away on a quiet little street in the picturesque village of Cessenon-sur-Orb, this delightful stone house is full of character and charm. Spread over three levels and in good condition throughout, it's the perfect opportunity for a first-time buyer - or an easy-to-maintain bolt-hole in the South of France. Just lock up and go!

On the ground floor, a spacious hallway leads to a bathroom, separate WC, and a large 18 m2 room with its own independent entrance. Currently used for storage, this space has great potential - ideal as an artist's studio, home office, or even a third bedroom.

Upstairs on the first floor, you'll find a fully equipped kitchen and dining area, along with the first of two generously sized bedrooms.

The top floor is filled with natural light and features a cosy living room with a wood-burning stove - perfect for snug winter evenings. The second bedroom is accessed from the lounge and is large enough to consider adding a small terrace to enjoy sunny mornings or evening aperos.

Cessenon-sur-Orb is a lively, sought-after village on the banks of the Orb river, with a weekly market,



shops, cafes, restaurants, and riverside beaches - everything you need, just a short stroll away.

This is a must-see property - full of potential, charm, and great value. Book your visit soon!

Information on the risks to which this property is exposed is available on the website Georisques

## Our Fee Schedule

\* Agency fee : Agency fee included in the price and paid by seller.

(2) Monthly payment from. A credit commits you and must be repaid. Check your borrowing abilities before you commit.

Κατάσταση: Good

### Κοινά

Κρεβατοκάμαρες: 3  
Τελειωμένα τετραγωνικά πόδια: 88 τ.μ

### Room details

Total rooms: 5

### Lease terms

Date Available:

### Contact information

IMLIX ID: IX7.351.587

