



Property Composed of a Guest Gite With A Courtyard And A Beautiful Renovated Barn



Information de l'agent

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Property Type:	Apartments, Houses
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Détails de l'annonce

Propriété à:	Vendre
Prix:	EUR 793,800

Location

Pays:	France
État/Région/Province:	Occitanie
Ville:	Cessenon-sur-Orb
Indicatif régional:	34460
Soumis:	29/01/2024

Description:

Located just 15 minutes from Beziers, this unique property is a captivating blend of modernity and rustic charm, full of character with exposed stones. Offering a Guest Gite of 120 m2 (3 bedrooms, 2 bathrooms), a generously renovated barn of 390 m2 (5 bedrooms, 3 bathrooms), and a spacious garage of 200 m2, this real estate ensemble provides ample room for various possibilities. It combines contemporary elegance and authenticity, a perfect marriage of modern style and touches of rustic character, creating a place that exudes distinction.

- Location: Village 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.

CONVERTED BARN (390 m2)

- Ground floor: Living room/equipped kitchen of 110 m2 (fix elements, stove, sink, dishwasher, fridge) with french windows opening onto the courtyard, office of 40 m2, laundry of 4 m2, WC with handbasin.

- 1st floor: Large lounge of 68 m2, hall of 14 m2, 4 bedrooms of 16 m2, 12 m2, 14 m2 and 20 m2,



washroom of 3 m2 (shower, washbasin, WC), washroom of 7.5 m2 (shower, washbasin, electric WC).

- 2nd floor: En suite bedroom of 40 m2 (shower, washbasin, WC), communicating with the gite.
- Exterior: Courtyard of about 200 m2 with pool (8x5m) and barbecue, access through a barn/garage of 200 m2.

GUEST GITE (120 m2) with independent access and no overlooking on the main residence

- Ground floor: Living room/equipped kitchen of 45 m2 (fix elements, stove, sinker, dishwasher, fridge) with access to the courtyard.
- 1st floor: Hall of 8 m2, bathroom of 12.5 m2 (bath, washbasin, WC, shower), bedroom of 16 m2.
- 2nd floor: 2 en suite bedrooms of 12 m2 and 10 m2 with same washroom of 7.5 m2 (shower, washbasin, WC), access to the 3rd floor (en suite room of the main residence).
- Exterior: Courtyard of 65 m2 with an above ground pool.
- Sundry: Mains gas central heating, double glazed windows, annual land tax of about 5500 Euro, wood burners in main residence, gite could be rented 1200 to 1500 Euro/week.

Superb and super rare property.

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.

Other Features

Bedrooms: 8
Bathrooms: 5
Courtyard
Immediately Habitable
Latest properties
Near the coast
Outside space
Prestige
Private parking/Garage
Rental Potential
Swimming Pool
Terrace

The department of Herault is in the Languedoc-Roussillon region located in the south of France. It is surrounded by the Pyrenees-Orientales, Ariege, Tarn and Aude departments.



Widely regarded as possibly the most dynamic department in Languedoc Roussillon with Montpellier as its capital and the popular seaside resorts of Sete and Grande Motte bringing in millions of tourists every summer, the Hérault department is certainly busy and growing.

But despite all the activity along the coast, the interior of Hérault is as beautiful and unspoiled as it has always been. The Hérault countryside is glorious, driving away from the coast into the foothills of the Black Mountains you can get lost in an ocean of vines.

Villages in the department of Hérault are incredibly pretty. Roquebrun is stunning, with its bridge and old water mill on the river Orb. St Guilhem-le-Desert is also beautiful - and one of Languedoc's top tourist spots.

Hérault is also a favourite of Brits looking to move to the area. Pezenas and Lodeve are both popular towns - Pezenas used to be the region's capital and is becoming quite chic.

In short - the department combines beautiful countryside with the buzz and glamour of a major city (Montpellier).

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We can also help you with everything to do with buying a house in France including getting a mortgage, organising currency exchange, renovation advice, property surveys, planning permission, French translation, opening a bank account and everything to do with French property sales.

All our prices are quoted as FAI (agency fees included) unless otherwise stated and 'notaire' fees are around 7% (on average) but feel free to ask us for an exact amount on any particular French property for sale you are interested in.

Indeed please feel free to use the 'MAKE AN ENQUIRY' tab above to ask us any questions you have about buying a property in France. Our UK based enquiry office and staff will guide you through the entire buying process step by step from your first contact right up to taking ownership and beyond, all free of charge.

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For everything you need to know about French property visit www.clefrance.co.uk

Commun

Chambres:	8
Salle de bains:	5
Dimesions du lot:	350 m ²



Utility details

Heating: Oui

Building details

Outdoor Amenities: Pool

Lease terms

Date Available:

Contact information

IMLIX ID: IX5.427.941

