



## Beautiful Villa With 248 M2 Of Living Space Offering 7 Bedrooms On A 2160 M2 Plot With Pool And Views And Partly Constructible.



### Information de l'agent

|                   |   |
|-------------------|---|
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| Pays:             | France  |
| Expérience since: |   |
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| Property Type:    | Apartments, Houses  |
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### Détails de l'annonce

|              |                |
|--------------|----------------|
| Propriété à: | Vendre         |
| Prix:        | USD 858,478.18 |

### Location

|                       |            |
|-----------------------|------------|
| Pays:                 | France     |
| État/Région/Province: | Occitanie  |
| Indicatif régional:   | 34460      |
| Soumis:               | 03/09/2024 |

### Description:

Riverside village, one of the most beautiful in the Orb valley, with several restaurants, cafes, local artisans, grocery; located at 10 minutes from Cessenon-sur-Orb, 35 minutes from Beziers and 45 minutes from the beach !

Beautiful villa from 1998 with a total living space of 248 m2, which could be divided into 2 apartments, offering 7 bedrooms, 3 bathrooms, 2 kitchens, 2 living room, an office area, a cellar, a garage, on a beautiful land of 2160 m2 with several olives trees and cypres trees, a petanque area, plus a vast terrace of more than 100 m2 with a large southfacing pool with stunning views on hills ! A haven of peace !

Basement = Cellar.

Ground = Large entrance of 11.43 m2 + corridor of 5.11 m2 + kitchen of 12.17 m2 (lower unit, sink, gas hob, electric oven, dish washer, fridge, french windows on the exterior) + living room of 35 m2 with fireplace and access to terrace + bedroom of 14.69 m2 (access terrace) + WC of 1.51 m2 + bathroom of



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6.30 m2 (shower, bath, bidet, basin unit) + bedroom of 14.57 m2 (access pool) + bedroom of 12.39 m2.

1st = Hall of 3 m2 + large hall/office of 13.02 m2 + kitchen of 12.33 m2 (lower units, sink, electric hob, dish washer, fridge, electric oven) + living room of 35.42 m2 (insert fireplace and french windows on a large terrace of about 15 m2 with beautiful views) + corridor of 6 m2 + bedroom of 15 m2 (french windows on long covered terrace) + WC of 1.54 m2 + bedroom of 14.52 m2 (access terrace) + bathroom of 7 m2 (bath, bidet, basin unit, WC) + bedroom of 12.32 m2.

2nd = Hall of 2 m2 + bedroom of 14 m2 (nice view).

Exterior = A pleasant and nice land of 2160 m2 with several olives trees and cypres trees, entirely enclosed, with stunning views on hills + a vast terrace of about 100 m2 with a southfacing pool (salted pool with mosaics, 10x5m, 1.80m deep) + petanque court + well + shower room/laundry room (shower, WC, sink) + garage for 1 car of about 20 m2.

Extras = Villa built in 1998, in good condition + 1000 m2 is still constructible + fireplace + reversible air conditioning + double glazing + wooden shutters + tiled floor + on main sewage + sold fully furnished + estimated amount of annual energy consumption for standard use: between 1306 Euros and 1768 Euros per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + annual land tax of 1499 Euros.

Price = 739.800 Euros (Superb views ! Nearby the river ! Rental 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 Georisks website: [georisques.gouv.fr](http://georisques.gouv.fr)

Property Id : 71688

Property Size: 248 m2

Property Lot Size: 2,160 m2

Bedrooms: 7

Bathrooms: 3

Reference: RC810000E

## Other Features

Immediately Habitable

Outside space

Prestige

Private parking/Garage

Rental Potential

Swimming Pool

Terrace

With Land/Garden



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Condition: Good

## Commun

Chambres: 7  
Salle de bains: 3  
Pied carré fini: 248 m<sup>2</sup>  
Dimensions du lot: 2160 m<sup>2</sup>

## Building details

Outdoor Amenities: Pool

## Rental details

Furnished: Oui

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX6.065.443

