



## Former Barn Converted Into A Home With 3 Bedrooms, A Large Garage And A Terrace With Magnificent Views.



### Information de l'agent

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### Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 215,166.58

#### Location

Pays:	France
État/Région/Province:	Occitanie
Indicatif régional:	34460
Soumis:	01/04/2025

#### Description:

Pleasant village with grocery shop and school, located 5 minutes from Cessenon-sur-Orb (village with all amenities), 30 minutes from Beziers and 35 minutes from the beaches !

Stone shed (former barn, 2 sides) completely converted into a home, offering a living area of 141 m2 on 2 levels, it consists of 3 bedrooms, a magnificent living room of 66 m2 with a very high ceiling, 2 kitchens (one brand new !), a bathroom, a laundry room, a terrace of 20 m2 (to finish) which will offer a magnificent view, and a large garage of 45 m2. Very atypical with character, offering a number of possibilities, from a single dwelling to 2 completely independent homes !  
Very nice ! A few things to finish !

Ground (rear) = Large and very bright living room of 66 m2 with a magnificent 3m high ceiling + bay windows opening onto a 20 m2 terrace (to be finished = roof to be removed and waterproofing to be provided) which will offer a splendid view + fully equipped, brand new kitchen (base units, electric oven, extractor hood, electric hob, sink) + bedroom of 10.20 m2 + WC of 1.25 m2 + storage area.

-1 (front) = Living/dining room and open-plan kitchen of 29 m2 (base units, sink, gas hob, fridge) +



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bathroom of 5.74 m<sup>2</sup> (bath, vanity unit, heated towel rail) + laundry room of 5 m<sup>2</sup> + bedroom of 11.48 m<sup>2</sup> + bedroom of 8.20 m<sup>2</sup> + WC of 2.27 m<sup>2</sup> + garage of 45 m<sup>2</sup>.

Exterior = Terrace of 20 m<sup>2</sup> (to be finished) offering superb views (roof to be removed and waterproofing to be provided).

Miscellaneous = Double glazing + shutters + wooden parquet flooring on ground floor + concrete floor on lower floor + reversible air conditioning (2nd unit to be installed, connections ready) + brand new roof with good insulation + some finishing required (terrace to be finished, air conditioning unit to be installed and interior finishings) + possibility of 2 independent dwellings + annual property tax of 564 Euros.

Price = 189.000 Euros (Charming !)

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 : 66770

Property Size: 141 m<sup>2</sup>

Property Lot Size: 130 m<sup>2</sup>

Bedrooms: 3

Bathrooms: 1

Reference: CC189000E

## Other Features

Immediately Habitable

Latest properties

Outside space

Rental Potential

Terrace

## Commun

Chambres: 3

Salle de bains: 1

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX6.762.126



# IMLIX

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