



Converted Barn with Terrace and Beautiful Open View



Information de l'agent

Nom:	David Evans
Nom de compagnie:	Cle France Ltd
Pays:	Royaume-Uni
Experience since:	
Type de service:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Téléphone:	+44 (1440) 820-358
Languages:	English, French
Site web:	https://clefrance.co.uk

Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 218,751

Location

Pays:	France
État/Région/Province:	Occitanie
Ville:	Cessenon-sur-Orb
Indicatif régional:	34460
Soumis:	08/04/2025

Description:

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.

- Location: 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.

- Ground floor (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.

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



bathroom of 5.74 m2 (bath, vanity unit, heated towel rail), laundry room of 5 m2, bedroom of 11.48 m2, bedroom of 8.20 m2, WC of 2.27 m2, garage of 45 m2.

- Exterior: Terrace of 20 m2 (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.

Charming 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

Property Size: 141 m2

Property Lot Size: 130 m2

Bedrooms: 3

Bathrooms: 1

Immediately Habitable

Latest properties

Outside space

Rental Potential

Terrace

The department of Hérault is in the Languedoc-Roussillon region located in the south of France. It is surrounded by the Pyrénées-Orientales, Ariège, 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 Sète 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).

We at Cle France specialise in Property for sale in France through our network of Agents and French Registered High Street Estate Agents. We have sold thousands of houses for sale in France over the years and have helped many find and buy their dream home in France.

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.

So when you buy through Cle France you can be confident that you are paying no more than the standard commission rates you would pay anyway, but you have the added benefit of a bi-lingual support team.

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

Commun

Chambres:	3
Salle de bains:	1
Dimesions du lot:	130 m ²

Lease terms

Date Available:

Contact information

IMLIX ID: IX6.788.634

