



## Former Stone Barn Entirely Converted With 105 M2 Of Living Space Offering 2 Bedrooms On A 7133 M2 Pl



### Information de l'agent

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Specialties:	
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### Détails de l'annonce

Propriété à:	Vendre
Prix:	EUR 291,600

#### Location

Pays:	France
État/Région/Province:	Occitanie
Ville:	Cessenon-sur-Orb
Indicatif régional:	34460
Soumis:	06/04/2026

#### Description:

Unique former stone barn, fully self-sufficient, located just a few minutes from a village. Entirely converted into a residence offering a living space of 105 m2, comprising 2 bedrooms, a beautiful living area with mezzanine, a fully equipped kitchen, as well as a shower room, all set on a 7133 m2 plot in the heart of vineyards and garrigue ! Magnificent views, a unique setting where peace and greenery prevail.

For nature lovers, with stunning walks to explore.

Combining comfort and charm.

- Location: A picturesque village with cafe, restaurant, bakery depot, pizzeria: located 10 minutes from Cessenon-sur-Orb, 25 minutes from Beziers and 35 minutes from the beaches.

- Ground floor: Living area of 38.28 m2 (large bay windows and attractive exposed stone walls) with a mezzanine of 14 m2 (ideal for creating an office space or additional sleeping area), fully equipped kitchen of 12.90 m2 (base units, worktop, electric oven, gas hob, dishwasher, sink), hallway of 2.72 m2, bedroom of 17 m2 with a lovely dressing area (door opening to the exterior), shower room of 8 m2 (walk-



in shower, vanity unit, cupboards with laundry area and hot water tank).

- 1st floor: Attic bedroom of 13 m<sup>2</sup>.

- Exterior: A haven of peace in the heart of nature with a stream below, total land of 7133 m<sup>2</sup> including a garrigue section opposite of approximately 2000 m<sup>2</sup>, solid-built shed (with the possibility to connect a generator if required), large private parking area in front of the house.

- Additional features: Electricity generated by solar panels (monthly subscription, contract with the town hall and Enedis), brand new panels, replaced last year, 2 additional solar panels for hot water in summer, for winter : pellet stove supplying hot water and also heating the house, wood-burning stove, borehole water (potable), compliant septic tank, estimated amount of annual energy consumption for standard use: between 1801 Euros and 2437 Euros per year. Average energy prices indexed on 2021, 2022 and 2023 (including subscriptions), annual property tax of 500 Euros.

Price: 291.600 Euros (For nature lovers !)

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: 105 m<sup>2</sup>

Property Lot Size: 7,133 m<sup>2</sup>

Bedrooms: 2

Bathrooms: 1

Immediately Habitable

Latest properties

Outside space

Private parking/Garage

Rental Potential

Terrace

With Land/Garden

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 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.

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](http://www.clefrance.co.uk)

### Commun

Chambres:	2
Salle de bains:	1
Dimesions du lot:	7133 m <sup>2</sup>

### Utility details

Heating:	Oui
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### Lease terms

Date Available:

### Contact information

IMLIX ID:	IX8.337.696
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