



## Pretty Winegrowers House With 6 Bedrooms, Large Convertible Loft, Lovely Terrace And Non Attached Garden With Pool.



### Information de l'agent

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### Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 393,569.93

#### Location

Pays:	France
État/Région/Province:	Occitanie
Indicatif régional:	34460
Soumis:	30/05/2026

#### Description:

Charming village, with cafe and grocery, located at 5 minutes from Cessenon sur Orb, 25 minutes from Beziers and 30 minutes from the beach !

In a prominent position of the main street of the village, a quality winegrowers house, semi-detached, offering about 200 m2 of living space with 6 bedrooms, 2 bathrooms, a large convertible loft and a lovely south facing terrace. Some updating to foresee. Non attached garden of 398 m2 with pool at just a few steps from the house.

Ground (lower) = Garage of 151 m2 with access to the garden and parking/car port.

Ground (upper) = Entrance and hall of 73 m2 + open plan kitchen and dining area of about 35 m2 with large french windows + lounge of 19 m2 with a wood burning stove + 3 bedrooms of 13 m2, 13 m2 and 14 m2 + bathroom of 10 m2 (bath, wc, double sink) + laundry room of 12 m2 + lovely south facing terrace of 25 m2 + access to the garage and garden.



1st = Spacious hall of 26 m<sup>2</sup> + bathroom of 5 m<sup>2</sup> (shower, sink) + separate wc + bedroom of 18 m<sup>2</sup> + bedroom of 12 m<sup>2</sup> + bedroom of 12 m<sup>2</sup> + attic to convert of 50 m<sup>2</sup>.

Sundry = Wood fire + central heating + air conditioning + mature and planted, private and sunny non attached fenced garden of 398 m<sup>2</sup> with terraces and a pool (4x6m, 19 years) with sitting areas in the sun or shade and gate from another street + well + habitable immediately + possibility to convert the attic + annual property tax about 1750 Euros + estimated amount of annual energy consumption for standard use: between 2831 Euros and 3831 Euros per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + roof good (19 years) + partial double glazing+ recent facade + foresee some updating.

Price = 340.200 Euros (A must see !)

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 : 85895

Property Size: 200 m<sup>2</sup>

Property Lot Size: 398 m<sup>2</sup>

Bedrooms: 6

Bathrooms: 2

Reference: CC397850EE

## Other Features

Immediately Habitable

Latest properties

Outside space

Prestige

Private parking/Garage

Rental Potential

Swimming Pool

Terrace

With Land/Garden

## Commun

Chambres: 6

Salle de bains: 2

Pied carré fini: 200 m<sup>2</sup>

Dimesions du lot: 398 m<sup>2</sup>



## Utility details

Heating: Oui

## Building details

Outdoor Amenities: Pool

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX8.541.977

