



## 7 room, 149m2 House for sale in Cessenon sur orb - 324 500 € \*



### Informazioni sull'Agente

Nome:	Patrick Gibbins
Nome della ditta:	Artaxa Immo Sarl
Nazione:	France
Experience since:	2008
Tipo di servizio:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Telefono:	
Languages:	French
Sito web:	

### Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	USD 363,223.63

### Posizione

Nazione:	France
Stato / Regione / Provincia:	Occitanie
Cap:	34460
Pubblicato:	14/05/2025

### Descrizione:

Charming Contemporary Villa with Open Views - 5 Bedrooms, Landscaped Garden, SPA, and Pool-Ready Plot

Not to be missed: this stunning contemporary villa, built in 2014, offers 149 m2 (1,570 sq ft) of living space on a nearly 600 m2 (6,460 sq ft) pool-ready plot, set in a peaceful environment with unobstructed views.

Ground Floor - Bright and Functional:

- \* Spacious living area with a modern open-plan kitchen
- \* Cozy lounge with pellet stove
- \* Air-conditioned veranda for year-round comfort
- \* Master suite with private bathroom, walk-in closet, and air conditioning



- \* Additional bedroom

- \* Convenient laundry/pantry room

- \* Separate WC

Upstairs:

- \* Three air-conditioned bedrooms

- \* Modern bathroom

- \* Separate WC

Beautifully Designed Outdoor Spaces:

- \* Landscaped garden with breathtaking views

- \* Relaxing SPA area with pergola

- \* Friendly BBQ corner

- \* Independent tiled workshop

- \* Pool-ready plot with a petanque (boules) court

- \* Automatic irrigation system

High-Quality Features & Modern Comfort

This move-in-ready villa combines space, comfort, and an exceptional living environment. Ideal for families or entertaining guests—it's waiting just for you!

Cessenon-sur-Orb: Charm, Nature, and Mediterranean Lifestyle

Nestled in the heart of the Herault department in southern France, Cessenon-sur-Orb is a picturesque village that perfectly blends authenticity, tranquility, and natural beauty. Set along the banks of the Orb River, this vibrant community offers a relaxed lifestyle amid vineyards, rolling hills, and Mediterranean landscapes.

Just a short drive from Beziers and about 30 minutes from the Mediterranean Sea, Cessenon is ideally located for enjoying both countryside and coast. The village is known for its welcoming atmosphere, local markets, traditional architecture, and lively cultural events throughout the year.

Outdoor enthusiasts will appreciate the area's many hiking and cycling trails, river activities like kayaking



and swimming, and the nearby Parc Naturel Regional du Haut-Languedoc. With local shops, cafes, schools, and essential services all within reach, Cessenon-sur-Orb offers both convenience and quality of life.

Whether you're looking for a peaceful retreat, a family home, or a place to embrace the Languedoc lifestyle, Cessenon is a hidden gem worth discovering.

Information on the risks to which this property is exposed is available on the website Georisques

## Our Fee Schedule

\* Agency fee : Agency fee included in the price and paid by seller.

(2) Monthly payment from. A credit commits you and must be repaid. Check your borrowing abilities before you commit.

### Comune

Camere da letto:	5
Finito piedi quadrati:	149 mq
Dimensione del lotto:	580 mq

### Room details

Total rooms:	7
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### Lease terms

Date Available:

### Contact information

IMLIX ID: IX6.915.186

