



## Delightful Detached House Of 132 M2 With 3 Bedrooms And Large Hangar Of 110 M2 On An Enclosed Plot Of 980 M2 In A Peaceful Setting.



### Informazioni sull'Agente

|                   |   |
|-------------------|---|
| Nome:             | Freddy Rueda  |
| Nome della ditta: | Freddy Rueda Sarl   |
| Nazione:          | France  |
| Experience since: |   |
| Tipo di servizio: | Selling a Property  |
| Specialties:      |   |
| Property Type:    | Apartments, Houses  |
| Telefono:         | +33 (467) 363-428   |
| Languages:        | English, French   |
| Sito web:         | <a href="https://realestateoccitane.com">https://realestateoccitane.com</a> |

### Dettagli dell'inserzione

|                |             |
|----------------|-------------|
| Proprietà per: | Saldi       |
| Prezzo:        | EUR 333,720 |

### Posizione

|                              |            |
|------------------------------|------------|
| Nazione:                     | France     |
| Stato / Regione / Provincia: | Occitanie  |
| Cap:                         | 34460      |
| Pubblicato:                  | 01/07/2025 |

### Descrizione:

Charming and picturesque village with cafe/restaurant, bakery and schools, ideally located just 5 minutes from Cessenon-sur-Orb, 10 minutes from Roquebrun, 30 minutes from Beziers, and 40 minutes from the Mediterranean beaches !

Delightful detached house offering 132 m2 of living space, comprising 3 bedrooms, 2 bathrooms/shower rooms, a study or relaxation area, a living room, an open-plan kitchen with dining area, a utility/laundry room, and a very large hangar of 110 m2 with a spacious mezzanine of 50 m2, all set on a fully enclosed plot of 980 m2. Peaceful setting in a charming village !

### Hangar/Garage

A very large hangar/garage of 110 m2 (with a ceiling height reaching up to 6m, ideal for camping cars) + a large mezzanine of 50 m2 + a utility/laundry area.

### Main house (of 132 m2)



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Ground = Entrance hallway of 7.75 m<sup>2</sup> + fully fitted open-plan kitchen of 17.48 m<sup>2</sup> with dining area (bar, upper and lower units, electric oven, electric hob, sink, dishwasher) and french windows opening onto the garden + hall of 2.51 m<sup>2</sup> + WC of 1.62 m<sup>2</sup> + bathroom of 9.86 m<sup>2</sup> (bath, large vanity unit) + bedroom of 9.86 m<sup>2</sup> + living room of 27.66 m<sup>2</sup> with wood-burning stove, reversible air conditioning and large sliding doors to the garden + corridor of 5.42 m<sup>2</sup> + bedroom of 11 m<sup>2</sup>.

1st = Spacious landing of 20 m<sup>2</sup> (perfect as a study or relaxation area) + shower room of 3.32 m<sup>2</sup> (vanity unit, shower, heated towel rail) + WC of 1.69 m<sup>2</sup> with hand basin + bedroom of 18.10 m<sup>2</sup> with reversible air conditioning + access to the 50 m<sup>2</sup> mezzanine.

Exterior = Landscaped and fully enclosed garden of 980 m<sup>2</sup> (suitable for a swimming pool) + several parking spaces in the main driveway.

Additional features = Double glazing + wooden shutters + tiled and parquet floors + electric heating/reversible air conditioning and wood-burning stove + steel panel roof + 100 m<sup>2</sup> of solar panels generating between 8000 Euros and 9000 Euros annually + connected to mains drainage + estimated amount of annual energy consumption for standard use: between 1154 Euros and 1562 Euros per year. Average energy prices indexed on 2021, 2022 and 2023 (including subscriptions) + property tax only 400 Euros/year + great potential.

Price = 333.720 Euros (Fantastic potential ! Significant income generated through solar panels !)

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](https://georisques.gouv.fr)

Property Id : 71866

Property Size: 242 m<sup>2</sup>

Property Lot Size: 980 m<sup>2</sup>

Bedrooms: 3

Bathrooms: 2

Reference: C333720

## **Other Features**

Immediately Habitable

Latest properties

Outside space

Private parking/Garage

Rental Potential

Terrace

With Land/Garden



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## Comune

|                        |        |
|------------------------|--------|
| Camere da letto:       | 3      |
| Bagni:                 | 2      |
| Finito piedi quadrati: | 242 mq |
| Dimensione del lotto:  | 980 mq |

## Utility details

|          |    |
|----------|----|
| Heating: | Sì |
|----------|----|

## Building details

|                    |      |
|--------------------|------|
| Outdoor Amenities: | Pool |
|--------------------|------|

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX7.239.693

