



## 7 room, 183m2 Vineyard residence for sale in Cessenon sur orb - 200 000 € \*



### Agent Info

Naam:	Patrick Gibbins
Bedrijfsnaam:	Artaxa Immo Sarl
Mistlampen:	France
Experience since:	2008
Service Type:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Telefoon:	
Languages:	French
Website:	

### Advertentie details

Vastgoed voor:	Koop
Prijs:	USD 226,562.33

### Locatie

Aanbevolen Auto Onderdelen:	France
Staat/Regio/Pronvincie:	Occitanie
Postcode:	34460
Geplaatst:	01-04-2025
Omschrijving:	Charming Large Vigneronne in the Heart of Cessenon-sur-Orb

Located in the vibrant village of Cessenon-sur-Orb, this delightful vigneronne offers an ideal blend of spacious living and excellent rental potential. Whether you're looking for a permanent home or a holiday retreat, this property ticks all the boxes.

### Key Features:

**3 Bedrooms:** Including a massive 55m2 master bedroom on the top floor.

**Large Cave & Garage:** Plenty of storage space for wine, tools, or even a small workshop.

**Private Terrace:** A peaceful 8m2 terrace accessible from the master bedroom.

**Open Plan Living Area:** A bright and spacious kitchen, dining, and living room with a wood-burning stove for cozy winters. The back door opens to the street behind the property, offering easy access.

**Ideal Location:** Just a short walk to the river, perfect for enjoying the natural beauty of the area.



Layout:

Ground Floor: Welcoming hallway with WC and access to a large garage/cave.

First Floor: A generous open-plan living, dining, and kitchen area filled with natural light.

Second Floor: 3 spacious bedrooms and a family bathroom with a WC.

Third Floor: A vast 55m<sup>2</sup> master bedroom with an en-suite bathroom, plus direct access to your private terrace.

This rare and charming property is sure to sell quickly. Don't miss the chance to own a piece of Cessenon-sur-Orb—schedule your visit today!

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.

## **Algemeen**

Slaapkamers:	4
Afgewerkte vierkante meter:	183 m <sup>2</sup>

## **Room details**

Total rooms:	7
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## **Lease terms**

Date Available:

## **Contact information**

IMLIX ID:	IX6.762.933
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# IMLIX

**IMLIX Vastgoedmarkt**  
<https://www.imlix.com/nl/>

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