



## Former Stone Barn Entirely Converted With 105 M2 Of Living Space Offering 2 Bedrooms On A 7133 M2 Plot With Magnificent Views And Unique Setting



### Agent Info

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### Advertentie details

Vastgoed voor:	Koop
Prijs:	EUR 280,800

### Locatie

Aanbevolen Auto Onderdelen:	France
Staat/Regio/Pronvincie:	Occitanie
Postcode:	34460
Geplaatst:	13-05-2026
Omschrijving:	

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 !

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 !

Ground = 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 = Attic bedroom of 13 m2.



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 = 280.800 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. 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 : 84524

Property Size: 105 m<sup>2</sup>

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

Bedrooms: 2

Bathrooms: 1

Reference: C291600EE

## Other Features

Immediately Habitable

Latest properties

Outside space

Private parking/Garage

Rental Potential

Terrace

With Land/Garden

## Algemeen

Slaapkamers: 2

Badkamers: 1

Afgewerkte vierkante meter: 105 m<sup>2</sup>

Lot Afmeting: 7133 m<sup>2</sup>

## Utility details

Heating: Ja



**Lease terms**

Date Available:

**Contact information**

IMLIX ID:

IX8.476.963

