



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



Agent Info

Naam:	Freddy Rueda
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Experience since:	
Service Type:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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Advertentie details

Vastgoed voor:	Koop
Prijs:	USD 393,569.93

Locatie

Aanbevolen Auto Onderdelen:	France
Staat/Regio/Pronvincie:	Occitanie
Postcode:	34460
Geplaatst:	30-05-2026
Omschrijving:	

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 m² + bathroom of 5 m² (shower, sink) + separate wc + bedroom of 18 m² +



bedroom of 12 m2 + bedroom of 12 m2 + attic to convert of 50 m2.

Sundry = Wood fire + central heating + air conditioning + mature and planted, private and sunny non attached fenced garden of 398 m2 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

Property Id : 85895
Property Size: 200 m2
Property Lot Size: 398 m2
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

Algemeen

Slaapkamers:	6
Badkamers:	2
Afgewerkte vierkante meter:	200 m ²
Lot Afmeting:	398 m ²

Utility details

Heating:	Ja
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Building details

Outdoor Amenities: Pool

Lease terms

Date Available:

Contact information

IMLIX ID: IX8.541.977

