



Beautiful Villa With Swimming Pool And Open Views



Agent Info

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Listing details

Property for: Sale
Price: USD 843,892.6

Location

Country: France
State/Region/Province: Occitanie
City: Cessenon-sur-Orb
ZIP code: 34460
Posted: Sep 23, 2024

Description:

REDUCED in price - Beautiful villa from 1998 with a total living space of 248 m2, which could be divided into 2 apartments, offering 7 bedrooms, 3 bathrooms, 2 kitchens, 2 living room, an office area, a cellar, a garage, on a beautiful land of 2165 m2 with several olives trees and cypres trees, a petanque area, plus a vast terrace of more than 100 m2 with a large south facing pool with stunning views on hills. A haven of peace.

- Location: Riverside village, one of the most beautiful in the Orb valley, with several restaurants, cafes, local artisans, grocery: located at 10 minutes from Cessenon-sur-Orb, 35 minutes from Beziers and 45 minutes from the beach.

- Basement floor: Cellar.

- Ground floor: Large entrance of 11.43 m2, corridor of 5.11 m2, kitchen of 12.17 m2 (lower unit, sink, gas hob, electric oven, dish washer, fridge, french windows on the exterior), living room of 35 m2 with fireplace and access to terrace, bedroom of 14.69 m2 (access terrace), WC of 1.51 m2, bathroom of 6.30 m2 (shower, bath, bidet, basin unit), bedroom of 14.57 m2 (access pool), bedroom of 12.39 m2.



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- 1st floor: Hall of 3 m2, large hall/office of 13.02 m2, kitchen of 12.33 m2 (lower units, sink, electric hob, dish washer, fridge, electric oven), living room of 35.42 m2 (insert fireplace and french windows on a large terrace of about 15 m2 with beautiful views), corridor of 6 m2, bedroom of 15 m2 (french windows on long covered terrace), WC of 1.54 m2, bedroom of 14.52 m2 (access terrace), bathroom of 7 m2 (bath, bidet, basin unit, WC), bedroom of 12.32 m2.
 - 2nd floor: Hall of 2 m2, bedroom of 14 m2 (nice view).
 - Exterior: A pleasant and nice land of 2165 m2 with several olives trees and cypres trees, entirely enclosed, with stunning views on hills, a vast terrace of about 100 m2 with a southfacing pool (salted pool with mosaics, 10m x 5m, 1.80m deep), petanque court, well, shower room/laundry room (shower, WC, sink), garage for 1 car of about 20 m2.
 - Extras: Villa built in 1998, in good condition, 1000 m2 is still constructible, fireplace, reversible air conditioning, double glazing, wooden shutters, tiled floor, on mais drainage, sold fully furnished, estimated amount of annual energy consumption for standard use: between 1306 Euro and 1768 Euro per year. Average energy prices indexed on 1st January 2021 (including subscriptions), annual land tax of 1499 Euro.

Superb views. Nearby the river. Rental potential.

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.

Other Features

Property Size: 248 m2

Property Lot Size: 2,165 m2

Bedrooms: 7

Bathrooms: 3

Immediately Habitable

Latest properties

Outside space

Prestige

Private parking/Garage

Rental Potential

Swimming Pool

Terrace

With Land/Garden

The department of Herault is in the Languedoc-Roussillon region located in the south of France. It is surrounded by the Pyrenees-Orientales, Ariege, Tarn and Aude departments.

Widely regarded as possibly the most dynamic department in Languedoc Roussillon with Montpellier as its capital and the popular seaside resorts of Sete and Grande Motte bringing in millions of tourists every



summer, the Hérault department is certainly busy and growing.

But despite all the activity along the coast, the interior of Hérault is as beautiful and unspoiled as it has always been. The Hérault countryside is glorious, driving away from the coast into the foothills of the Black Mountains you can get lost in an ocean of vines.

Villages in the department of Hérault are incredibly pretty. Roquebrun is stunning, with its bridge and old water mill on the river Orb. St Guilhem-le-Desert is also beautiful - and one of Languedoc's top tourist spots.

Hérault is also a favourite of Brits looking to move to the area. Pezenas and Lodeve are both popular towns - Pezenas used to be the region's capital and is becoming quite chic.

In short - the department combines beautiful countryside with the buzz and glamour of a major city (Montpellier).

We at Cle France specialise in Property for sale in France through our network of Agents and French Registered High Street Estate Agents. We have sold thousands of houses for sale in France over the years and have helped many find and buy their dream home in France.

We can also help you with everything to do with buying a house in France including getting a mortgage, organising currency exchange, renovation advice, property surveys, planning permission, French translation, opening a bank account and everything to do with French property sales.

All our prices are quoted as FAI (agency fees included) unless otherwise stated and 'notaire' fees are around 7% (on average) but feel free to ask us for an exact amount on any particular French property for sale you are interested in.

Indeed please feel free to use the 'MAKE AN ENQUIRY' tab above to ask us any questions you have about buying a property in France. Our UK based enquiry office and staff will guide you through the entire buying process step by step from your first contact right up to taking ownership and beyond, all free of charge.

So when you buy through Cle France you can be confident that you are paying no more than the standard commission rates you would pay anyway, but you have the added benefit of a bi-lingual support team.

For everything you need to know about French property visit www.clefrance.co.uk

Common

Bedrooms:	7
Bathrooms:	3
Lot Size:	2165 sq m

Building details

Outdoor Amenities:	Pool
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Rental details

Furnished: Yes

Lease terms

Date Available:

Contact information

IMLIX ID: IX6.085.371

