



## New Single Storey Villa For Sale When Completed



### Информация об агенте

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### Детали объявления

Недвижимость:	На продажу
Цена:	USD 313,837.13

### Местоположение

Страна:	Франция
Область:	Occitanie
Город:	Cessenon-sur-Orb
Почтовый индекс:	34460
Добавлено:	06.08.2025

#### Описание:

REDUCED in price - New single storey villa (completion end of 2022) with 105 m2 of living space including 3 bedrooms and on a 352 m2 plot. In a quiet street of a small new residential area (6 houses). Reduced notary fees.

- Location: Pretty village with cafe/restaurant, 5 minutes from Cessenon-sur-Orb, 25 minutes from Beziers and 30 minutes from the beach.

- Interior: Living room/kitchen of 47 m2, hall of 6.3 m2, 3 bedrooms of 12.5 m2, 14.6 m2 and 11.7 m2, laundry room of 4.9 m2, washroom of 5.2 m2, WC, garage of 19.7 m2.

- Exterior: Plot of 352 m2 that could accept a small pool.

- Extras: Centralised reversible air conditioning, annual land tax valued at about 900 Euro, reduced notary fees, completion end of 2022.

New and well located.



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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

Bedrooms: 3

Bathrooms: 1

Latest properties

Outside space

Private parking/Garage

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 Herault department is certainly busy and growing.

But despite all the activity along the coast, the interior of Herault is as beautiful and unspoiled as it has always been. The Herault 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 Herault 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.

Herault 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](http://www.clefrance.co.uk)

## Общие

Спальни:	3
Ванные комнаты:	1
Площадь участка:	352 кв м

## Utility details

Heating:	да
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## Lease terms

Date Available:

## Contact information

IMLIX ID: IX7.401.147

