

**HOME FOR SALE**



Cessenon Sur Orb

Cessenon Sur Orb, Other

France

Asking Price

€79,000

Bedrooms 2

Year Built 0

Bathrooms 2

Date Listed 05/01/2024

Size 0 Sq Ft

Listing ID GL-1740335897

Listed by: Freddy Rueda Sarl

For more information, visit:

<https://www.globallistings.com/11111230>

**Overview**

Lively village of the Orb river offering all shops, cafes and restaurants, 30 minutes from Beziers, motorways and beaches.

Sweet village house onto 4 levels and in excellent condition, with 65 m2 of living space. Ideal as a holiday home and for summer rentals as located at a walking distance of the river beach.

Ground = Vaulted lounge of 14 m2 + utility room of 1.2 m2.

1st = Equipped kitchen of 15 m2.

2nd = En suite bedroom of 14 m2 with shower room of 3.6 m2 (shower, washbasin, WC).

3rd = En suite bedroom of 14 m2 with shower room of 4.8 m2 (shower, washbasin, WC).

Extras = Electric heaters + annual land tax of 542 € + not subject to energy performance diagnostics + ideal for an air BnB business + possibility to buy the house fully furnished.

Price = 79.000 € (Comfortable and cosy !)

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 Geo-risks website: [georisques.gouv.fr](http://georisques.gouv.fr)

Property Id : 61536

Property Size: 65 m2

Bedrooms: 2

Bathrooms: 2

Reference: C89000E

### **Other Features**

Immediately Habitable

Rental Potential

**Contact**

**Email**

**Phone**

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