

HOME FOR SALE



Cessenon Sur Orb

Cessenon Sur Orb, Other

France

Asking Price

€780,000

Bedrooms 7

Bathrooms 3

Size 0 Sq Ft

Year Built

0

Date Listed

10/25/2024

Listing ID

GL-

1740335355

Listed by: Freddy Rueda Sarl

For more information, visit:

<https://www.globallistings.com/11970618>

Overview

Just 5 minutes from a pretty village with a grocery shop, 10 minutes from Cessenon sur Orb and its beach, 10 minutes from Murviel les Beziers, 25 minutes from Beziers and 30 minutes from the beaches.

Beautiful exceptional house formerly attached to a wine-growing estate located in the heart of the vineyards, offering vast living space of 435 m2 on a plot of 3254 m2. It includes 6 to 7 bedrooms (2 en suite), a swimming pool and magnificent panoramic views of the surrounding vineyards. This type of estate is ideal for those seeking both spacious, luxurious living and picturesque surroundings linked to the world of wine. Such a property could be used as a primary or secondary residence, or even as a wedding venue, thanks to its size and beauty. The outdoor spaces, particularly the swimming pool and the uninterrupted views over the vines, add undeniable value to this property.

Ground = 42 m2 entrance hall with study area + 79 m2 lounge + 55 m2 fitted kitchen (gas hob, American fridge, electric oven, microwave, dishwasher) + 8.8 m2 utility room + 21 m2 bedroom/study + WC with washbasin + 35 m2 home cinema room (fully fitted) + 35 m2 bedroom.

1st = 35 m2 mezzanine + 23.4 m2 en suite bedroom with 9.4 m2 dressing room and 11.7 m2 bathroom (2 basins, shower, bath, WC) + 18.4 m2 bedroom + 21 m2 bedroom + 5.2 m2 bathroom (shower, bath, 2 basins, WC) + WC with washbasin + 22.3 m2 en suite bedroom with 4 m2 shower room (shower, basin, WC) + 9.4 m2 bedroom.

Exterior = 3254 m2 plot with swimming pool (10x5 m, chlorine and retractable cover) + 2 detached garages + porch for 2 cars + lovely terrace between the house and the swimming pool.

Miscellaneous = Underfloor central heating (gas, tank) + plan to change the reversible air-conditioning system + estimated amount of annual energy consumption for standard use: between 2938 € and 3976 € per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + annual property tax of 3500 € + borehole and septic tank shared with wine estate (notarised) + possibility of buying with furniture and an extra car for 40.000 € on top.

Price = 780.000 € (Perfect location !)

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

Property Id : 64475

Property Size: 435 m2

Property Lot Size: 3,254 m2

Bedrooms: 7

Bathrooms: 3

Reference: C780000E

Other Features

Immediately Habitable

Latest properties

Outside space

Prestige

Private parking/Garage

Rental Potential

Swimming Pool

With Land/Garden

Contact

Email

Phone

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