



**Old Village House With 3 Bedrooms,
Terrace, Garage, Barn And Garden.
Lots Of Possibilities,**

34460, Herault, Occitanie

* 3 Beds * 1 Bath

€220,000

Ref: CCC231000E

Charming atypical village, with cafe and bakery, located at 5 minutes from Cessenon sur Orb, 25 minutes from Beziers and 30 minutes from the beach ! Old village house (dating from 1870) offering a living space of 100 m2 comprising living room, kitchen, 3 bedrooms, shower room, terrace of 20 m2 plus garage of 120 m2 and barn of 130 m2 (which can be converted into a courtyard with pool) and a garden of 170 m2. Cosmetic updating to foresee. Lots of possibilities ! Basement = Large garage of 120 m2 + barn of 130 m2 (possibility to transform into a courtyard with pool) + garden of 170 m2. 1st (access with an exterior staircase) = Terrace of 20 m2 + entrance of 4 m2 + corridor of 6.87 m2 + kitchen of 13.13 m2 (lower and higher units, induction hob, hood, built-in dish washer) + lounge of 30 m2 with fireplace and access to the terrace + bedroom of 11.48 m2 + corridor of 4.45 m2 with cupboard + WC of 1.63 m2 + bedroom of 10.20 m2 + washroom of 5.50 m2 (shower, bidet, sink) + bedroom of 11.6

- Courtyard Immediately Habitable Latest properties Outside space Private parking/Garage Renovation required
Terrace With Land/Garden Terrace

Property Description

Charming atypical village, with cafe and bakery, located at 5 minutes from Cessenon sur Orb, 25 minutes from Beziers and 30 minutes from the beach ! Old village house (dating from 1870) offering a living space of 100 m² comprising living room, kitchen, 3 bedrooms, shower room, terrace of 20 m² plus garage of 120 m² and barn of 130 m² (which can be converted into a courtyard with pool) and a garden of 170 m². Cosmetic updating to foresee. Lots of possibilities ! Basement = Large garage of 120 m² + barn of 130 m² (possibility to transform into a courtyard with pool) + garden of 170 m². 1st (access with an exterior staircase) = Terrace of 20 m² + entrance of 4 m² + corridor of 6.87 m² + kitchen of 13.13 m² (lower and higher units, induction hob, hood, built-in dish washer) + lounge of 30 m² with fireplace and access to the terrace + bedroom of 11.48 m² + corridor of 4.45 m² with cupboard + WC of 1.63 m² + bedroom of 10.20 m² + washroom of 5.50 m² (shower, bidet, sink) + bedroom of 11.61 m² + access to the garage in the corridor. Exterior = South-west facing terrace of 20 m² + garden of 170 m² + possibility to create a courtyard. Extras = Traditional building from 1870 + roof from 2014 + double glazing + oil central heating + reversible air conditioning + fireplace + new thermodynamic boiler from 2020 + main sewage + annual property tax of about 900 €. Price = 231.000 € (Quiet location and great 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. Information on the risks to which this property is exposed is available on the Geo-risks website: georisques.gouv.fr Property Id : 38934 Price: 231,000 € Bedrooms: 3 Bathrooms: 1 Reference: CCC231000E Other Features Courtyard Immediately Habitable Latest properties Outside space Private parking/Garage Renovation required Terrace With Land/Garden



