

Charming, three bedroom renovated character village house with sun terrace and large garage.



INFORMATION

Town:	Cesseras
Department:	Hérault
Bed:	3
Bath:	1
Floor:	120 m2
Plot Size:	30 m2



IN BRIEF

The house is set over 2 floors (plus huge garage/cellar underneath) and has a wonderful 30m2 light living room with glass doors giving on to the sun terrace, fully equipped kitchen 20m2, shower room and 3 bedrooms. Original beams and floors. It also benefits from a large sun terrace and huge garage and workshop. Electric heating, fully double glazed. This would make a superb holiday home in this sunny part of the south of France.

ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



DESCRIPTION

Cesseras is an old village with small shop and soon to open bar. Just 5 minutes by car to the market town of Olonzac which has a supermarket, several individual shops and cafes and restaurants, 5 minutes to the fantastic Cathar village of Minèrve (very well worth a visit!), close to some wonderful hiking and biking trails and about 45 minutes to Carcassonne airport serving the UK.

The beautiful sandy beaches of the Mediterranean can be reached in less than an hour. Spain is about an hour and quarter away.

If you are looking for a charming character village house with outside space at a reasonable price, come see this one!

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

LOCAL TAXES

Taxe foncière: 600 EUR

NOTES