

Village house consisting of two independent apartments located in a charming hillside village



## INFORMATION

Town:	Cessenon-sur-Orb
Department:	Hérault
Bed:	3
Bath:	2
Floor:	176 m <sup>2</sup>
Plot Size:	0 m <sup>2</sup>

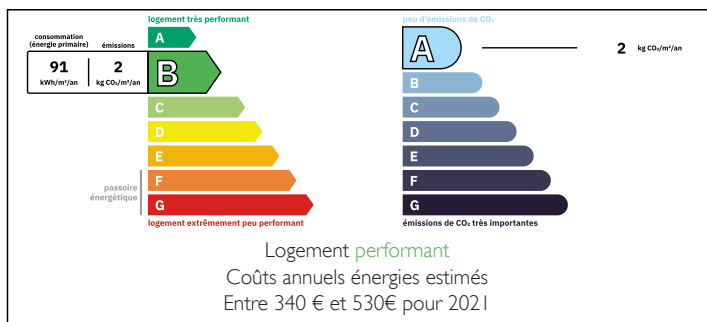
## IN BRIEF

Located in the charming village of Cessenon-sur-Orb, this village house has been converted into two apartments, each with their own access. From the front, the ground floor provides access to the garage. The first floor opens to the first apartment, where you will find an open-plan living/dining space, bedroom with dressing area, and bathroom with separate WC.

To the rear of the property, you enter into the two-bedroom apartment arranged over two floors, a spacious and bright open-plan living area with modern fitted kitchen, two bedrooms, mezzanine area, and bathroom with separate shower and two WCs.

A great location: the village offers everything you need for daily life and it's around 30 minutes from Béziers.

## ENERGY - DPE



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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

Located in the picturesque hillside village of Cessenon-sur-Orb, this charming village house has been divided into two separate apartments. Arranged over three floors, the property offers over 170 m<sup>2</sup> of living space, with each apartment enjoying its own independent entrance.

### Ground Floor & First Apartment:

The ground floor provides access to a large garage (30 m<sup>2</sup>). Stairs lead to the first apartment, all on one level, featuring a bright open-plan living area with an equipped kitchen and utility space. The hallway leads to a bedroom with a separate dressing area, along with a bathroom including a sink and washing machine point, and a separate WC. The original stairs to the upper floor provide a storage cupboard, but could be reinstated if desired to connect to the apartment above. This first apartment would benefit from some refreshing, though it already features double glazing and reversible air conditioning.

### Second Apartment (Duplex):

Accessed from a lane at the rear of the property (vehicle accessible), this duplex apartment immediately impresses with its brightness and charming exposed stone walls. Arranged over two floors, the ground floor offers a spacious open-plan living area with a galley-style modern fitted kitchen. The large space allows for multiple functional areas, and tucked away is a separate bathroom with bath, separate shower, and a WC. An open staircase leads to the first floor, where a mezzanine provides an ideal office or library space, alongside two bright bedrooms and a separate WC. This apartment also benefits from double glazing...

## LOCAL TAXES

**Taxe foncière: 705 EUR**

## NOTES