LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A47783KFA34 Price: 385 000 EUR

agency fees to be paid by the seller

CESSENON - BEAUTIFULLY PRESENTED VILLA with pool and private parking. Ideal holiday or family home. DPE A !















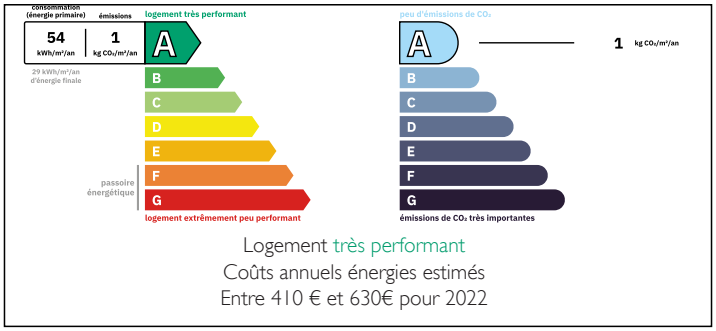
INFORMATION

Town:	Cessenon-sur-Orb
Department:	Hérault
Bed:	3
Bath:	2
Floor:	115 m2
Plot Size:	516 m2

IN BRIEF

In a peaceful location on the outskirts of sought-after Cessenon-sur-Orb and its riverside setting, this villa offers an appealing location for your family life and for holidays. The village's historic streets, restaurants and riverside beach are close by, with the vineyards of Saint-Chinian and the Orb valley waiting to be explored. Béziers is around 25 minutes away, with the Mediterranean beaches approximately 35 minutes away. Béziers, Carcassonne and Montpellier offer great international airports with an hour, while Toulouse offers more far-reaching alternatives

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.

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LOCAL TAXES

Taxe foncière: **501 EUR**

NOTES

DESCRIPTION

This modern, attractive villa is situated on a corner lot, and fully hedged and fenced, creating the impression of openness with privacy. The vehicle entrance is remotely controlled, with secured parking for I car and there is further off-road parking in front of the property for 2 cars.

Through the main entrance is an impressive, light-filled open-plan living space of 60m² with beautifully laid-out kitchen. To the rear of the property is the sleeping area, with two bathrooms and three bedrooms. One of the bedrooms, with shower, also has an independent entrance from the garden, plus a small nook with sink that would be suitable for a kitchenette. There is also a separate Japanese-style toilet with washbasin. This property is sold including furniture.

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