

Truly characterful 4 bedroom village house with garage in a popular village on the Orb river



## INFORMATION

Town:	Cessenon-sur-Orb
Department:	Hérault
Bed:	4
Bath:	2
Floor:	105 m2
Plot Size:	5 m2

## IN BRIEF

A truly charming village house in a popular village on the river Orb. Close to hiking biking and river fun. And sitting close to Saint Chinian, one of the best wine areas of the region.

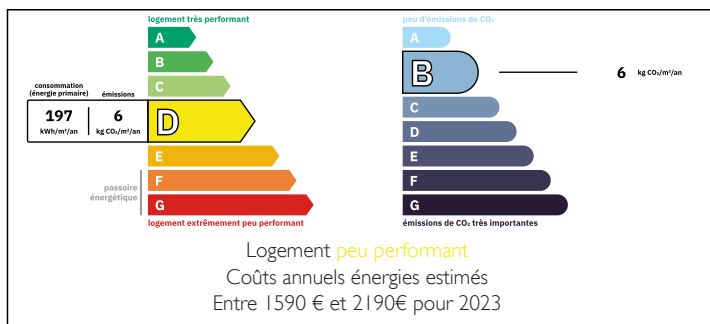
This bright airy property has been well cared for and beautifully decorated by the current owner who is an artist.

Only half an hour from Béziers and its airport and 40 minutes to the seaside.

Living here you will enjoy all the delights of south of France living, with easy access to airports in Béziers, Carcassonne, Montpellier, Toulouse and Perpignan, and only three hours by car to Barcelona. The TGV from Béziers gives access to all the major cities of France and Spain with Paris, for instance, only four hours away.



## 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

This property, steeped in history, was once part of the thriving linen industry of the region, now mostly converted, this row of low barns now forms a delightful street near the centre of this charming village on the river Orb.

The property itself backs onto a cul-de-sac with parking which looks out onto a wooded area.

At the street level, the bright hallway leads through a door to the right into the garage and a well lit studio/workshop. A stairway leads directly to the main living space, which is a large open plan area accommodating the Kitchen with island, dining area and living room. Two large french doors open to a balcony overlooking the wooded area at the back of the house. On this floor is a large bathroom with separate toilet and the master bedroom.

One flight up is the top floor of the house with three large bedrooms and shower-room with toilet.

## LOCAL TAXES

Taxe foncière: 800 EUR

Taxe habitation: EUR

Ground floor:

Hallway - 8 m2

Garage - 20 m2

Studio/workshop - 20 m2

Cellier - 5 m2

First floor:

Open plan living/dining/ Kitchen area - 31 m2

Master bedroom - 11 m2

Bathroom 8.7 m2

Toilet 1.3 m2

Top Floor:

Landing - 5 m2

Bedroom 2 - 11 m2

Bedroom 3 - 11 m2

Bedroom 4 - 9.5 m2 with low ceiling and skylight - (21 m2 floor area)

Shower-room and toilet - 5 m2

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

## NOTES