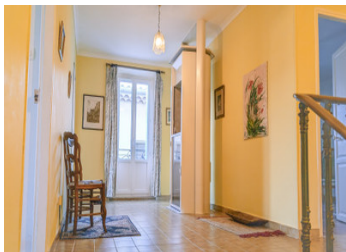
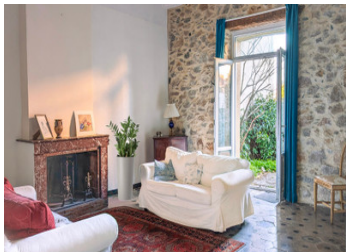


Characterful 9-Room Village House in Cessenon-sur-Orb – Ideal for a Bed & Breakfast or Large Family Home



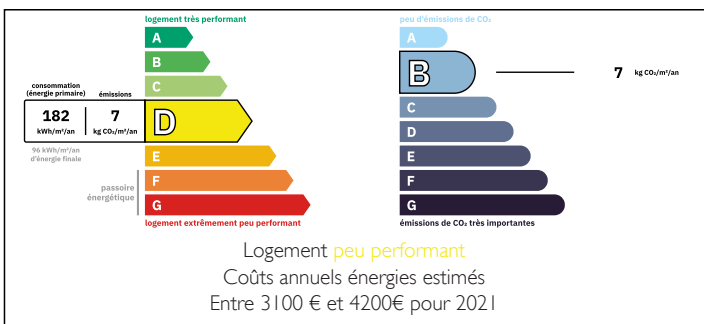
INFORMATION

Town:	Cessenon-sur-Orb
Department:	Hérault
Bed:	5
Bath:	3
Floor:	234 m2
Plot Size:	100 m2

IN BRIEF

Uncover this charming property, nestled in a lively village rich in history and heritage. Set amidst a breathtaking natural landscape of river, hills, and vineyards, it offers a prime location—just 30 minutes from the city of Béziers and 40 minutes from the mediterranean coast.

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

In the heart of Cessenon-sur-Orb, in the beautiful Orb Valley, discover this characterful property offering approximately 240 m² of living space.

Located in a popular and lively village, just 150 metres from the village centre and 350 metres from the Orb river and its natural swimming areas, this house is ideally suited to a bed and breakfast project or to a large family seeking charm, space and comfort in the South of France.

From the moment you step inside, you will be captivated by the home's original cement tiles, exposed stone walls, marble fireplaces and elegant stone staircase, all of which give the property its authentic character.

Upstairs, a balcony with open views over the Languedoc mountains and the Parc naturel régional provides a peaceful setting, while the 100 m² enclosed garden offers the perfect space for outdoor dining and relaxation.

Key features:

o 5 bedrooms, arranged in two separate upstairs areas :

- One side with a large landing, 3 bedrooms, an office and a shower room
- The other side with 2 bedrooms, a bathroom, a separate WC and a multipurpose room

o Ground floor:

- 14 m² entrance hall with a mobility lift
- 48 m² living and dining room with French doors opening onto the terrasse
- 17 m² fully fitted kitchen
- Shower room with WC
- Garage with workshop area

o Outdoor spaces:

- 100 m² enclosed garden
- Wooden terrace

LOCAL TAXES

Taxe foncière: 1400 EUR

Taxe habitation: EUR

NOTES