



## Constructible Building Plot in A Dynamic Village



### Information de l'agent

|                   |   |
|-------------------|---|
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| Expérience since: |   |
| Type de service:  | Selling a Property  |
| Specialties:      |   |
| Property Type:    | Apartments, Houses  |
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### Détails de l'annonce

|              |             |
|--------------|-------------|
| Propriété à: | Vendre      |
| Prix:        | EUR 162,000 |

#### Location

|                       |                  |
|-----------------------|------------------|
| Pays:                 | France           |
| État/Région/Province: | Occitanie        |
| Ville:                | Cessenon-sur-Orb |
| Indicatif régional:   | 34460            |
| Soumis:               | 26/08/2024       |

#### Description:

Flat constructible plot of about 795 m2 (services of electricity/water/sewage to connect about 30 m away and with sewage pumping system probably required).

Not on an estate. Steps away from the centre of the village. Vegetation on the limit of the property to remove.

- Location: Village with all shops, restaurants, schools, 10 minutes from Beziers, 5 minutes from the Orb river and 20 minutes from the coast.

The prices are inclusive of agents fees (paid by the vendors). The notaire's fees have to be paid on top at the actual official rate.

#### Other Features

Latest properties

The department of Herault is in the Languedoc-Roussillon region located in the south of France. It is



surrounded by the Pyrenees-Orientales, Ariège, Tarn and Aude departments.

Widely regarded as possibly the most dynamic department in Languedoc Roussillon with Montpellier as its capital and the popular seaside resorts of Sete and Grande Motte bringing in millions of tourists every summer, the Hérault department is certainly busy and growing.

But despite all the activity along the coast, the interior of Hérault is as beautiful and unspoiled as it has always been. The Hérault countryside is glorious, driving away from the coast into the foothills of the Black Mountains you can get lost in an ocean of vines.

Villages in the department of Hérault are incredibly pretty. Roquebrun is stunning, with its bridge and old water mill on the river Orb. St Guilhem-le-Desert is also beautiful - and one of Languedoc's top tourist spots.

Hérault is also a favourite of Brits looking to move to the area. Pezenas and Lodeve are both popular towns - Pezenas used to be the region's capital and is becoming quite chic.

In short - the department combines beautiful countryside with the buzz and glamour of a major city (Montpellier).

We at Cle France specialise in Property for sale in France through our network of Agents and French Registered High Street Estate Agents. We have sold thousands of houses for sale in France over the years and have helped many find and buy their dream home in France.

We can also help you with everything to do with buying a house in France including getting a mortgage, organising currency exchange, renovation advice, property surveys, planning permission, French translation, opening a bank account and everything to do with French property sales.

All our prices are quoted as FAI (agency fees included) unless otherwise stated and 'notaire' fees are around 7% (on average) but feel free to ask us for an exact amount on any particular French property for sale you are interested in.

Indeed please feel free to use the 'MAKE AN ENQUIRY' tab above to ask us any questions you have about buying a property in France. Our UK based enquiry office and staff will guide you through the entire buying process step by step from your first contact right up to taking ownership and beyond, all free of charge.

So when you buy through Cle France you can be confident that you are paying no more than the standard commission rates you would pay anyway, but you have the added benefit of a bi-lingual support team.

For everything you need to know about French property visit [www.clefrance.co.uk](http://www.clefrance.co.uk)

## **Commun**

Dimesions du lot:

795 m<sup>2</sup>



## **Lease terms**

Date Available:

## **Contact information**

IMLIX ID:

IX6.039.953

