



## Superb, Spacious, Fully Renovated Character House



### 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 289,000

#### Location

Pays:	France
État/Région/Province:	Occitanie
Ville:	Cessenon-sur-Orb
Indicatif régional:	34460
Soumis:	17/12/2024

#### Description:

This magnificent character property, located in the heart of the town centre, combines old-world charm with modernity, offering a rare opportunity to run a fully-fitted business on the ground floor. This vast space, ready to accommodate your professional activity, benefits from exceptional visibility thanks to its strategic location and elegant facade. Upstairs, the house with 210 m<sup>2</sup> of living space will win you over with its generous volumes, meticulous finishes and warm atmosphere.

A real gem in the centre of all amenities, ideal for combining a comfortable lifestyle with a business project.

Don't miss this unique opportunity.

- Location: Small town with all shops, nursery and primary schools, college, restaurants and cafe, 30 minutes from Beziers, close to the river Orb.

- Ground floor: Independent commercial premises with a 45 m<sup>2</sup> room overlooking the street, 17 m<sup>2</sup> room with storage space, WC, 8 m<sup>2</sup> hall with sink and access to the rear street.



- 1st floor: 5 m2 hall, 20 m2 lounge, 40 m2 living room/equipped kitchen (wall and floor units, hob, oven, microwave, extractor fan, sink), 4 m2 WC with storage, 4 m2 corridor, 3 bedrooms of 13 m2, 18 m2 and 24 m2, 4.5 m2 shower room (Italian shower, basin), 5 m2 bathroom (bath, WC, basin).

- 2nd floor: 18 m2 hall, 2 rooms of 18 m2 and 31 m2.

- Miscellaneous: Complete renovation in 2022/2023, reversible ducted air conditioning, double glazing, property tax of around €2,000, estimated amount of annual energy consumption for standard use: between 2026 € and 2740 € per year. Average energy prices indexed on 1st January 2021 (including subscriptions), no work required, possibility of renting the premises for between €700 and €800/month, easy nearby parking, possibility of buying an additional stone shed (250 m from the house) for €55,000.

Superb and ideal location for a business, art gallery, coffee shop.

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

Property Size: 210 m2

Bedrooms: 3

Bathrooms: 2

Immediately Habitable

Latest properties

Rental Potential

The department of Hérault is in the Languedoc-Roussillon region located in the south of France. It is surrounded by the Pyrénées-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

Chambres: 3  
Salle de bains: 2

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX6.509.415

