

**349 000 €**

**Contact agency**

**Agence Gai Soleil**

17 Place du marché

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**For sale contemporary villa**

**4 rooms**

**Surface : 110 m²**

**Surface of the living : 45 m²**

**Surface of the land : 400 m²**

**Exposition : Est ouest**

**View : Montagne**

**Hot water : Electrique**

**Inner condition : excellent**

**External condition : NEW**

**Couverture : tiling**

**Features :**

Bedroom on ground floor, double glazing,

Laundry room, Automatic gate, CALM

3 bedroom

1 shower

1 WC

**Energy class (dpe) : C**

**Emission of greenhouse gases (ges) : A**

Document non contractuel

04/05/2025 - Prix T.T.C



### Contemporary villa 7081 Cessenon-sur-Orb

CESSENON SUR ORB, on the edge of the village, charming single-storey villa, 4 sides. Type 4, 110 m² approx. with garage and garden. Living room of 45 m² opening onto a fitted American kitchen. Sleeping area including 3 bedrooms with cupboards, bathroom and toilet. Tiled, insulated garage with automatic opening. Heating by centralized and ducted air conditioning. Open view. Villa in excellent condition.

**Fees and charges :**

349 000 € agency fees 2,58% à the responsibility of the buyer included

