



Demeure De Caractere

Agent Info

Name: David Evans
Company: Cle France Ltd
Name:
Country: United Kingdom
Experience since:
Service Type: Selling a Property
Specialties:
Property Type: Apartments, Houses
Phone: +44 (1440) 820-358
Languages: English, French
Website: <https://clefrance.co.uk>

Listing details

Property for: Sale
Price: EUR 420,000

Location

Country: France
State/Region/Province: Occitanie
City: Campagnan
ZIP code: 34230
Posted: Jun 10, 2025

Description:

We have recently taken on a lot of new agents in France who are adding hundreds of new listings every week, there is a delay in translating these listings into English but we are making good progress.

If you want any particular property listing translated or simply want more information then just use the 'Make an Enquiry' button or contact us via the property listing and we will prioritise the translation for you.

Apologies for the triangle overlay on the images, this particular agent is in a very competitive sector and wishes to protect their images from being copied. If you want to see clean images of this listing simply Make an Enquiry and we will respond.

Sur une parcelle joliment arborée et fleurie, se trouve une demeure de caractère offrant CHARME, CONFORT, VOLUME et AUTONOMIE. Cette ancienne propriété viticole a été entièrement renouvelée et équipée de prestations qualitatives. Parfaite alliance d'authenticité et de confort moderne, elle dispose d'une grande pièce de vie (60m²) donnant sur un espace terrasse (180m²) avec piscine couverte (6/6) joliment habillée de pierres de parement. Aucun voisin à proximité, 1800m² de jardin très joliment aménagé en espace paysages, espace de jeux pour les enfants . et pour les grands ! Terrain de pétanque,



Serre, Poulailler, Cabane de jardin, Cabane pour enfants, Garage/Atelier ect. La maison dispose de 5 chambres spacieuses (de 15 a 21m2) et de combles aménagés (30 a 60m2!) dans l'esprit «cabane» pour ravir les plus petits ! Idéalement située a moins de 10min de l'autoroute A75 et 45 min de Montpellier !
CONFORT : - Une Suite Parentale au RDC, un Dressing, une Salle d'eau avec Douche et Baignoire Balneo, une Cuisine d'été couverte avec Four a Pain/Pizza, Barbecue, Plancha. **PRESTATIONS** : -Pompe a chaleur reliée a une « cheminée bouilleur », Clim, Ballon thermodynamique, Volets roulant électriques+ Volets, Forage (autonomie complète en eau, non relié au réseau collectif), piscine au sel Sterilisateur UV, Adoucisseur. **RÉNOVATION** : -Facade, Toit, Électricité, Plomberie, Combles isolés **CHARME** : -Dalles Ardoises ("Opus"), Pierres de Parement, Poutres apparentes, Fer forge, ancien Puits en Pierre PEU ÊTRE VENDU MEUBLE (mobilier haut de gamme). Un bien rare sur le marché, a visiter rapidement !

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

Common

Lot Size: 2109 sq m

Building details

Outdoor Amenities: Pool

Lease terms

Date Available:

Contact information

IMLIX ID: IX7.114.993



IMLIX

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