



Charmante maison de village avec garage et extérieurs



Agent Info

Name:	ArKadia
Company Name:	
Country:	United Kingdom
Phone:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

Listing details

Property for:	Sale
Price:	EUR 87,000

Location

Country:	France
State/Region/Province:	Occitanie
ZIP code:	34260
Posted:	Nov 25, 2025

Description:

In the heart of the charming village of Camplong, renowned for its authenticity and tranquillity, this 2-storey village house offers around 108 m² of living space. Close to the village shops and school, it is also ideally located, just 15 minutes from Bédarieux and 40 minutes from Béziers.

The house is laid out over three levels, offering functional and pleasant living spaces. On the first floor, you'll find a cosy living room, a functional main kitchen, a shower room and a secondary kitchen. The upper floors have four bedrooms, each offering comfortable volumes and a cosy atmosphere. The house is ideally suited to accommodating a large family or providing extra space for guests. It should be noted that the property will require some work, including reorganisation, major refurbishment and replacement of the woodwork.

Outside, the house has a 15m² terrace, ideal for enjoying fine weather and al fresco dining. The property also boasts a number of practical storage areas, including a garage, a laundry room and three basement cellars, offering considerable storage potential.

In addition to the house, the property includes several parcels of non-contiguous land, totalling more than 5800m². These comprise around 4,000 m² of vegetable gardens and orchards, located at the entrance to the village, offering a wealth of possibilities for gardening enthusiasts or agricultural projects. A wood of 1800m² is also part of the complex, perfect for recharging your batteries in the middle of nature or for exploiting this little corner of greenery.



The house is very well maintained and offers a pleasant, functional living environment in a welcoming, peaceful village. Whether for a family project or to take advantage of the generous outdoor spaces, this property has great potential.

Translated with DeepL.com (free version)

Built: 1900

Common

Bedrooms: 4
Bathrooms: 1
Finished sq. ft.: 108 sq m
Lot Size: 5873 sq m

Room details

Total rooms: 5

Energy efficiency

Energy Use (kWh/m²/year): 259

Lease terms

Date Available:

Additional information

Website URL: http://www.arkadia.com/AGHX-T587225/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM

Contact information

IMLIX ID: 1366750

