Villa Campredon

Region: Languedoc **Sleeps:** 12

Overview

Villa Campredon blends contemporary living with the timeless charm of village life. On the edge of a pretty medieval village in the Languedoc region, this high-quality villa offers an elegant escape for families and groups seeking both comfort and connection to the vibrant culture of southern France.

Behind the villa's façade lies a spacious 6-bedroom home where thoughtful design and modern amenities create an atmosphere of effortless relaxation. The villa unfolds around a stylish courtyard, where a private 11m swimming pool glistens beneath the Mediterranean sun. Inside, fully air-conditioned interiors include a generous open-plan living space with sleek kitchen and dining areas, all flowing out to the poolside courtyard.

With six stylish double bedrooms, each with their own bathroom (some en suite), Villa Campredon can accommodate multi-generational stays or a group of friends holidaying together. A gym, jacuzzi terrace and various lounge areas offer further space to unwind.

Life here moves at an easy pace. Start the morning with coffee by the pool as the village slowly stirs. A ten-minute walk brings you to Magalas' old centre, where local shops, a bakery and a bar-restaurant invite you to savour everyday pleasures. On the outskirts, discover a large supermarket and wine outlet, while the neighbouring village of Puissalicon offers excellent regional cuisine and acclaimed local wines.

Just thirty to forty minutes away, Mediterranean beaches stretch along the coast from Valras Plage to Cap d'Agde, with family-friendly promenades, waterfront cafés and vibrant markets. Outdoor adventures abound, from kayaking on nearby rivers or cycling along the Canal du Midi to hiking the dramatic trails of the Languedoc Regional Park. For a change of pace, explore Béziers' bustling boutiques or unwind with a round of golf on sunlit fairways.

Whether sharing al-fresco dinners overlooking the swimming pool or simply kicking back with a good book, Villa Campredon promises a stay where every moment feels considered. For those seeking space, style, good wine and authentic southern French living, this is a place to return to year after year.









Facilities

<1hr to Airport • Pure France • Boat Trips • Cycling • Tennis Nearby • Historical Sites • Canoeing/Kayaking • Watersports • Walking/Hiking Paths • Walk to Village • Ideal for Kids • Golf Nearby • Private Pool • Fishing • Air-Con • Ideal for Teens • Beach Nearby • Modern • Walk to Restaurant • Parking Space • Wi-Fi/Internet • BBQ • Washing Machine • Outdoor

Pursuit & Activities • Tourist Towns & Villages • TV • Hot Tub • Dishwasher • Microwave • Smart TV • Ideal for Babies & Toddlers

Interior & Grounds

Villa Interiors

- Open-plan living area with sofa, Smart TV, Wi-Fi and doors opening to pool courtyard
- Open-plan dining area
- Open-plan Kitchen with island, bar and stools. Well-equipped including oven and hob, microwave, American fridge-style fridge freezer, dishwasher and wine fridge
- Another open-plan lounge corner with Smart TV
- Separate bathroom with WC, walk-in shower and sink
- Bedroom 1 with king-size double bed
- Separate bathroom with WC, shower and sink
- Utility room with washing machine, dryer, microwave and further fridge
- Gym with exercise bike and patio doors to jacuzzi terrace
- Bedroom 2 with king-size double bed and en suite shower room with WC, shower and sink

Mezzanine First Floor (via open-tread stairs)

- Open mezzanine landing/hallway
- Bedroom 3 with king-size double bed and ensuite bathroom with WC, bath/shower, separate shower and sink
- Bedroom 4 with king-size double bed (or two singles) and ensuite shower room with WC, shower and sink

Apartment (accessed via first-floor)

- Open-plan living, dining area and kitchen with double sofa bed, Smart TV and table and stools. Kitchen equipped with oven, microwave, dishwasher, fridge-freezer, wine fridge and washing machine/dryer
- Separate WC with sink
- Separate bathroom with shower and sink
- Bedroom 5 with king-size double bed (or two single beds)
- Bedroom 6 with king-size double bed, patio doors to elevated terrace and ensuite shower room with WC, shower and sink

Outside Grounds

- Swimming pool (11x4m) with steps and submerged entrance platform (ideal for young children)
- Poolside terrace with loungers
- Covered dining terrace with tables, barbecue and plancha.
- Partially covered terrace with seating area with sofas and chairs
- Further covered terrace with jacuzzi
- Separate WC in the pool house
- Gated parking for 4 cars









Location & Local Information

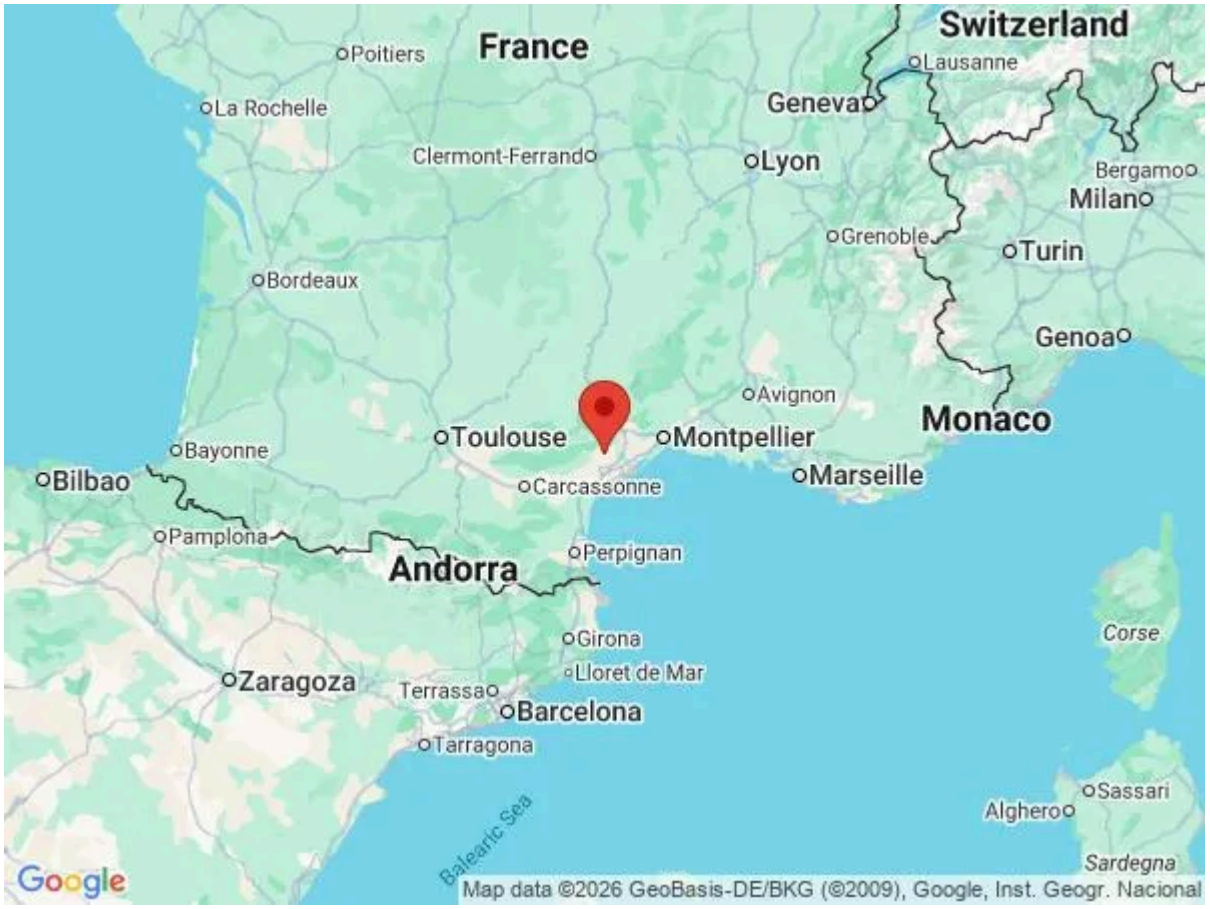
In a residential area on the edge of the charming village of Magalas, Villa Campredon offers a wonderful contemporary base for exploring the villages, vineyards and landscapes of the Languedoc countryside, just over an hour from Montpellier and Carcassonne.

A 10-minute stroll along local roads takes you into Magalas' old centre, where you'll find a bakery, grocery shop, bar-restaurant, a pizzeria and other essential amenities. Magalas is the kind of village where time seems to slow, perfect for a morning coffee at a pavement café or picking up local produce at the market. Just 2.5km away by car, the picturesque hamlet of Puissalicon invites visitors to purchase fine Languedoc wines and enjoy a couple more dining options.

For those craving vibrant street life and artisan charm, the historic town of Pézenas (21km) is within easy reach, famous for its Saturday morning market. Meanwhile, Béziers (16.5km) awaits with its broad avenues, shops and dining scene, offers a delightful urban buzz just 20 minutes away by car. If staying in mid-August, look out for exciting festivities taking place in the heart of Béziers.

Outdoor enthusiasts are spoilt for choice. The Orb River, just 15 minutes away, is ideal for canoeing adventures through beautiful scenery near Cessenon-sur-Orb. Keen cyclists will love passing villages along the Canal du Midi. Alternatively, spend a day at the scenic Lac du Salagou, 40 minutes from the villa, where summer swimming, paddleboarding and picnics by the shore await, along with a chance to explore the dramatic Gorges d'Héric nearby. Keen golfers can tee off at the courses of Béziers and Lamalou-les-Bains, both within 20 minutes' drive.

For a classic beach day, head south to the golden sands stretching from Valras-Plage to Cap d'Agde. You'll find bustling promenades lined with cafés, family-friendly amusements and water parks that guarantee fun for all ages.









Local Amenities

Nearest Airport	**Béziers Cap d'Agde Airport (30km)**
Nearest Airport 2	**Montpellier-Méditerranée Airport (90km)**
Nearest Airport 3	**Carcassonne Airport (100km)**
Nearest Beach	**Valras-Plage (30km)**
Nearest Golf	**Golf Saint Thomas (17km)**
Nearest Restaurant	**Magalas (Within 1km)**

Nearest Shop	**Magalas (Within 1km)**
Nearest Town	**Béziers (16.5km)**
Nearest Train Station	**Magalas (1.5km)**
Nearest Village	**Magalas (800m to historic centre)**
Nearest Supermarket	**Intermarché SUPER Magalas (1.8km)**

What we love

- A chic 6-bedroom villa centred around a stylish courtyard and private 11m pool.
- Enjoy open-plan, air-conditioned living spaces that flow seamlessly to the outdoors
- Relax in the jacuzzi, work out in the gym or unwind in one of the elegant lounge areas.
- A short stroll to the heart of Magalas with a local bakery, épicerie and bar-restaurant
- Ideal for wine-tasting, day trips to Mediterranean beaches and scenic outdoor adventures nearby (including the Canal du Midi)

What you should know...

- Check the "Layout" tab for details on the bedrooms configuration – they all have their own bathroom (some en suite) and upstairs there is a 2-bedroom apartment with its own small living area and kitchen, perfect for a small family.
- The first-floor features a mezzanine level reached via open-tread stairs – take care if travelling with small children.
- It's only a 10-minute walk to reach the village centre – as is typical in rural parts of France, not all roads have proper pavements (there is a pedestrian/cycle path some of the way).

Terms & Conditions

- **Security deposit:** €1000 charged to client's credit card by Oliver's Travels as a pre-authorisation at least 2 weeks prior to arrival and refunded two weeks after departure, subject to full inspection.
- **Arrival time:** 5.00 p.m.
- **Departure time:** 10.00 a.m.
- **Energy costs included?:** Yes.
- **Linen & towels included?:** Yes.
- **Pets welcome?:** Not allowed.
- **Other Ts and Cs:** Weddings, stag/hen parties and any special events are not allowed.
- **Changeover day:** Saturday. All other days on request.
- **Smoking Allowed?:** Outside only.
- **Minimum stay:** 7 nights. All other durations on request.
- **Heating costs included?:** Yes.
- **Tax:** French Visitors Tax payable to Oliver's Travels at the time of balance payment.