

# 6 room, 140m2 Village house for sale in Gabian - 169 000 € \*



## Agenten-Info

Name: Patrick Gibbins  
 Name der: Artaxa Immo Sarl  
 Firma:  
 Land: Frankreich  
 Erfahrung seit: 2008  
 Art der: Immobilien verkaufen  
 Dienstleistung:  
 Spezialgebiete:  
 Art der: Wohnungen, Häuser  
 Immobilie:  
 Telefon:  
 Sprachen: French  
 Webseite:

## Anzeigen-Details

Immobilie für: Kaufen  
 Preis: USD 199,028.46

## Standort

Land: Frankreich  
 Staat/Region/Provinz: Occitanie  
 Stadt: Gabian  
 Postleitzahl: 34320  
 Veröffentlicht: 10.02.2026  
 Beschreibung:

Set in the heart of the medieval centre of Gabian and incorporated into the former ramparts of the chateau, this historic character property offers a rare and inspiring opportunity. Rich in history, it lends itself equally to the creation of an elegant family home with garden and pool, or to a project combining a main residence with an independent rental property.

The property offers approximately 140 m<sup>2</sup> of living space, with a further 60 m<sup>2</sup> of convertible attic space, set on a 355 m<sup>2</sup> plot including a garage, covered hangar, vehicle access and garden. The main house currently comprises four bedrooms, a living/dining room, shower room, terrace and garage. An independent character house arranged over two floors, offering around 50 m<sup>2</sup> to renovate, completes the ensemble and provides excellent additional potential.

A large vaulted cellar, full of character, reflects the soul of the property and could be transformed into a wine cellar, artist's studio or creative space. The house enjoys open views over the river, countryside and garrigue, in a peaceful setting, while remaining within walking distance of all village amenities.

? A rare and authentic property, ideal for lovers of historic homes and projects with exceptional potential.

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Information on the risks to which this property is exposed is available on the website Georisques

#### Our Fee Schedule

\* Agency fee : Agency fee included in the price and paid by seller.

(2) Monthly payment from. A credit commits you and must be repaid. Check your borrowing abilities before you commit.

#### **Allgemein**

Schlafzimmer:	4
Fertige m <sup>2</sup> :	140 m <sup>2</sup>
Grundstücksgröße:	355 m <sup>2</sup>

#### **Zimmerdetails**

Zimmer insgesamt:	6
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#### **Mietbedingungen**

Verfügbar ab:

#### **Kontaktinformation**

IMLIX ID:	IX8.167.534
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