



1 room, 650m2 Stone outhouse for sale in Gabian - 105 000 € *



Information de l'agent

Nom:	Patrick Gibbins
Nom de compagnie:	Artaxa Immo Sarl
Pays:	France
Experience since:	2008
Type de service:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Téléphone:	
Languages:	French
Site web:	

Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 121,145.96

Location

Pays:	France
État/Région/Province:	Occitanie
Ville:	Gabian
Indicatif régional:	34320
Soumis:	14/09/2026

Description:

At the heart of a wine-growing environment, discover this former stone wine cellar offering exceptional volumes and rare potential for transformation.

With a potential surface area of approximately 650 m2, spread over the two existing levels, with the possibility of considering the creation of a third level, this property represents a genuine opportunity for an investor or project developer.

Its generous volumes allow for a wide range of possible layouts: a character property, the creation of several apartments, a rental investment, a main residence with independent spaces, or a fully bespoke property project.

One of the property's real assets is located at the rear: a private garden of approximately 42 m2, already existing on the first floor, providing a rare and intimate outdoor space, sheltered from view.

As part of a renovation project, this area could be fully enhanced and, subject to the necessary planning permissions, complemented by a rooftop terrace on the upper level, designed to remain discreet and not



visible from the street.

The ground floor offers particularly interesting volumes for the creation of parking spaces, a large garage, or technical and communal areas.

KEY FEATURES

- * Price: €105,000
- * Approximately 650 m2 of potential total floor space
- * Two existing levels + possibility of exploring a third level
- * Private garden of approximately 42 m2 on the first floor
- * Possibility of considering a discreet rooftop terrace on the upper level, not visible from the street, subject to the necessary permissions
- * Large ground-floor volume suitable for a garage and parking
- * Authentic stone walls and preserved architectural character
- * Close to the vineyards
- * Direct access and an easily accessible location
- * Numerous possibilities for layout and development
- * Particularly suited to an investment or property transformation project

AN OPPORTUNITY AT €105,000

At this price level, the property primarily offers a rare raw material: space, stone, outdoor areas and genuine freedom of design.

Whether you are an investor, property developer, professional property trader, or simply looking for an exceptional place to transform, this former wine cellar is well worth discovering.

A high-potential property, sold in its current condition, leaving room for a completely personalised project.

GABIAN - A CONVENIENT LOCATION

Gabian offers a pleasant village lifestyle in the heart of a wine-growing area, with a school, local shops and a market.



Its location on an easily accessible route provides quick access to Roujan, Pezenas, Beziers and the Mediterranean coast.

An attractive location for enjoying the charm of a village while remaining close to everyday amenities and the area's main towns.

Contact us to arrange a viewing and discover the potential of this property in Gabian.

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.

Commun

Pied carré fini:	650 m ²
Dimesions du lot:	278 m ²

Room details

Total rooms:	1
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Lease terms

Date Available:

Contact information

IMLIX ID:	IX8.973.201
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