



## 10 room, 410m2 House for sale in Gabian - 399 000 € \*



### Ügynök információ

Név:	Patrick Gibbins
Cégnév:	Artaxa Immo Sarl
Ország:	France
Experience since:	2008
Szolgáltatás típusa:	Vásárlás vagy eladás
Specialties:	
Property Type:	Apartments, Houses
Telefon:	
Languages:	French
Weboldal:	

### Hirdetés részletei

Ingatlan:	Eladó
Ár:	EUR 399,000

### Elhelyezkedés

Ország:	France
Állam/Régió/Tartomány:	Occitanie
Város:	Gabian
Irányítószám:	34320
Feladta:	2026. 01. 12.

### Leírás:

### RARE OPPORTUNITY - CHARACTER VINEYARD HOUSE WITH REAL ESTATE PROJECT - GABIAN

Located in the charming village of Gabian, this authentic maison vigneronne offers exceptional potential - whether as a spacious family home or a high-yield real estate investment.

### MAIN HOUSE FEATURES:

- \* Generous layout with 5 rooms
- \* Bright and airy 65 m2 open-plan living room and kitchen - perfect for entertaining
- \* 4 comfortable bedrooms with recent tasteful renovations
- \* Modern bathroom
- \* Beautiful garden of approx. 400 m2, a true haven of peace - rare in the area



## ADDED VALUE FOR INVESTORS:

- \* 4 apartments of approx. 60 m2 each to renovate - ideal for seasonal or long-term rentals
- \* 2 garages - secure parking or extra storage
- \* 3 storage rooms - with potential for transformation

## EXCELLENT REAL ESTATE DEVELOPMENT POTENTIAL

Transform this unique property into a charming residential complex, holiday rentals, or a boutique guesthouse in the heart of the Languedoc region, close to Pezenas and Beziers.

## IDEAL FOR:

- \* Large families or lovers of traditional Southern French homes
- \* Investors seeking rental income opportunities
- \* Tourism-focused projects (B&B, gites, boutique rentals)

Don't miss this opportunity! Contact us today for more details, floor plans, and viewings.

## Gabian - An Authentic Village in the Heart of Languedoc

Nestled between vineyards and rolling hills, Gabian is a charming village in southern France, located in the Herault region, just 15 km from Pezenas and a short distance from the Mediterranean beaches. Rich in history and character, this wine-growing village captivates with its cobbled streets, stone houses, and peaceful, welcoming atmosphere.

The village has both a primary school and a kindergarten, making it an ideal place to live for families seeking a safe, natural, and friendly environment.

Surrounded by gentle landscapes, renowned vineyards, and fragrant scrubland, Gabian offers an idyllic setting for lovers of authenticity, heritage, and tranquility. The local life is vibrant, with a weekly market, nearby shops, traditional festivals, and the warm hospitality typical of southern France.

Perfectly situated between sea and mountains, Gabian is an excellent starting point to explore the cultural, natural, and gastronomic treasures of Occitanie while enjoying the calm of a preserved environment.

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

## Our Fee Schedule



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\* 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.

## Gyakori

Hálósobák:	4
Kész négyzetméter:	410 nm
Telekméret:	394 nm

## Room details

Total rooms:	10
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## Lease terms

Date Available:

## Contact information

IMLIX ID:	IX8.037.121
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