



## 4 room, 126m2 House for sale in Gabian - 99 000 € \*



### 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 99,000 |

### Elhelyezkedés

|                        |               |
|------------------------|---------------|
| Ország:                | France        |
| Állam/Régió/Tartomány: | Occitanie     |
| Város:                 | Gabian        |
| Irányítószám:          | 34320         |
| Feladta:               | 2026. 05. 13. |
| Leírás:                |               |

Discover a rare opportunity in the heart of the picturesque village of Gabian: a house with authentic charm and enormous potential, ideal as a family home, holiday home or property investment!

### Key features:

- \* Living area: 126 m2
- \* 3 floors offering a wide range of layout possibilities
- \* 2 separate entrances - perfect for dividing the property or a dual-purpose project (residence + rental)
- \* Convertible attic - additional space to utilise
- \* Solar panels - energy efficiency and long-term savings
- \* 2 cellars - ideal for storage or specific conversions



A dream outdoor space - a real slice of nature close to home:

- \* Enclosed garden of 120 m<sup>2</sup>, perfect for relaxation, gardening or leisure
- \* Situated on the banks of the River Thongue
- \* Natural leisure area: potential to create a relaxation space
- \* Solar panel system for the water pump + existing cisterns

An ideal project for those looking for:

- \* A characterful house to renovate to their own taste
- \* A high-yield investment
- \* Peace, nature and authenticity in the south of France

A quiet yet accessible location, in an exceptional natural setting.

Please do not hesitate to contact us to arrange a viewing!

This unique property is just waiting for you to restore it to its former glory

## Gabian

Located in the south of France, in Occitanie, the village of Gabian is an authentic destination, full of Mediterranean charm, perfect for those seeking peace and quiet, nature and a relaxed lifestyle.

### A privileged natural setting

Gabian is surrounded by hills, vineyards and landscapes typical of the south of France. The village is crossed by the River Thongue, which brings a touch of freshness and offers ideal spots to relax or take a stroll in the countryside.

### Authenticity and heritage

With its narrow streets, stone houses and peaceful atmosphere, Gabian retains the charm of traditional southern villages. It is the perfect place for those who appreciate authenticity and a leisurely pace of life.

### Renowned wine-growing region

The region is known for its production of quality wines, being situated close to major vineyards in the Hérault department. Wine tastings and vineyard tours are an integral part of local life.



## Mediterranean climate

With over 300 days of sunshine a year, Gabian offers an ideal climate for living or holidaying, with warm summers and mild winters.

## Excellent accessibility

- \* Close to Beziers
- \* Near the Mediterranean
- \* Easy access to airports and major motorways

## Why choose Gabian?

Peace and nature

Authenticity of the South of France

Attractive property potential

Proximity to towns and the coast

Gabian is the ideal place for a fresh start, a holiday home or a heartfelt investment in the South of France.

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.

### **Gyakori**

|                    |        |
|--------------------|--------|
| Kész négyzetméter: | 126 nm |
| Telekméret:        | 120 nm |

### **Room details**

|              |   |
|--------------|---|
| Total rooms: | 4 |
|--------------|---|

### **Lease terms**

Date Available:

### **Contact information**



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