



1 room, 650m2 Stone outhouse for sale in Gabian - 140 000 € *



Informazioni sull'Agente

Nome:	Patrick Gibbins
Nome della ditta:	Artaxa Immo Sarl
Nazione:	France
Experience since:	2008
Tipo di servizio:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Telefono:	
Languages:	French
Sito web:	

Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	EUR 140,000

Posizione

Nazione:	France
Stato / Regione / Provincia:	Occitanie
Città:	Gabian
Cap:	34320
Pubblicato:	23/12/2025

Descrizione:

Discover a rare opportunity on the edge of Gabian, in a peaceful natural setting close to the vineyards and the river.

This substantial barn offers exceptional development potential, with the possibility of creating approximately 650 m2 of total living space, distributed across the two existing levels and the potential creation of a third floor (subject to the necessary permissions).

Its generous volume opens the door to numerous possibilities: creating a character residence, a rental investment project, subdivision into multiple units, or a larger-scale real estate development.

Outside, a private 42 m2 garden adds valuable outdoor space and enhances the overall appeal of the property.

Key features:

* Potential for approximately 650 m2 in total



- * Two existing levels with the possibility to create a third level
- * Potential to create parking spaces on the ground floor
- * Quiet location on the edge of the village
- * Natural surroundings between vineyards and the river
- * Excellent redevelopment and value-add potential
- * Particularly well suited for a construction or investment project

This property represents a rare opportunity for investors and developers seeking a privileged location with outstanding transformation potential.

Contact us today to arrange a viewing and explore all the possibilities this unique property in Gabian has to offer.

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.

Comune

Finito piedi quadrati:	650 mq
Dimensione del lotto:	278 mq

Room details

Total rooms:	1
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Lease terms

Date Available:

Contact information

IMLIX ID:	IX8.020.927
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