



## 7 room, 163m2 Village house for sale in Gabian - 279 000 € \*



### 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 279,000 |

### Posizione

|                              |            |
|------------------------------|------------|
| Nazione:                     | France     |
| Stato / Regione / Provincia: | Occitanie  |
| Città:                       | Gabian     |
| Cap:                         | 34320      |
| Pubblicato:                  | 26/10/2026 |

### Descrizione:

Discover a truly unique home full of character, authentic features and exciting possibilities in the heart of Gabian.

This charming village house offers 162 m2 of living space, three bedrooms, a garage and a private courtyard. Carefully renovated, it retains its original charm through exposed stone walls, traditional wooden ceiling beams, beautiful stone arches and terracotta floors. Large windows allow plenty of natural light to flood the interiors, creating a warm and inviting atmosphere.

The property features a private 45 m2 courtyard arranged over several levels, with stonework, greenery and terraces. This is Mediterranean living at its best - an idyllic setting for long lunches, relaxing afternoons and warm summer evenings.

On the first floor, the generous living area brings together the lounge, dining room and kitchen in an open and welcoming space. Large glazed openings provide plenty of natural light and create a seamless connection between the interior, terrace and courtyard.



Exposed beams, stone arches and high ceilings enhance the property's authentic character. This floor also includes a master bedroom suite with its own bathroom, as well as a separate WC. A wood-burning stove adds warmth and atmosphere during the cooler months, while reversible air conditioning ensures year-round comfort.

One floor above, a bright room offers excellent versatility. It could serve as a second living room, an artist's studio, a creative workspace or a home office. The room benefits from a water supply and reversible air conditioning. There are also two further bedrooms and a second bathroom with WC.

The layout of the house also offers the possibility of exploring the creation of two independent living areas. This could be an attractive option for a larger family, multi-generational living, accommodating guests who appreciate their privacy, or combining a main residence with a rental opportunity.

On the ground floor, a large garage with beautiful exposed stone walls provides generous space for parking, storage or hobbies. The property also includes a cellar and a utility room with a shower and WC, adding further practical space and flexibility.

Gabian is situated in the heart of the Herault department, surrounded by vineyards, charming villages and the beautiful countryside of the Languedoc region. Here, you can enjoy authentic French village life, with local markets, vineyards, restaurants and a rich cultural heritage all around you. The historic town of Pezenas and the city of Beziers are easily reached by car, while the Mediterranean beaches are approximately 30 minutes away. The location offers an appealing balance of peaceful village living, beautiful landscapes and convenient access to local amenities, towns and the coast.

With its distinctive architectural features, unexpected corners and special atmosphere, this is a property where traditional charm meets modern comfort.

Whether you are looking for a unique family home, a multi-generational residence or a property with the potential to generate additional rental income, this characterful village house offers an exciting opportunity to create a home that suits your lifestyle.

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

|                        |        |
|------------------------|--------|
| Camere da letto:       | 3      |
| Finito piedi quadrati: | 163 mq |
| Dimensione del lotto:  | 45 mq  |



---

## Room details

Total rooms: 7

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX9.101.985

