



## 6 room, 140m2 Village house for sale in Gabian - 169 000

€ \*



### Agent Info

Naam:	Patrick Gibbins
Bedrijfsnaam:	Artaxa Immo Sarl
Mistlampen:	France
Experience since:	2008
Service Type:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Telefoon:	
Languages:	French
Website:	

### Advertentie details

Vastgoed voor:	Koop
Prijs:	USD 199,028.46

### Locatie

Aanbevolen Auto Onderdelen:	France
Staat/Regio/Pronvincie:	Occitanie
Plaats:	Gabian
Postcode:	34320
Geplaatst:	10-02-2026
Omschrijving:	

Set in the heart of the medieval centre of Gabian and incorporated into the former ramparts of the chateau, this historic character property offers a rare and inspiring opportunity. Rich in history, it lends itself equally to the creation of an elegant family home with garden and pool, or to a project combining a main residence with an independent rental property.

The property offers approximately 140 m2 of living space, with a further 60 m2 of convertible attic space, set on a 355 m2 plot including a garage, covered hangar, vehicle access and garden. The main house currently comprises four bedrooms, a living/dining room, shower room, terrace and garage. An independent character house arranged over two floors, offering around 50 m2 to renovate, completes the ensemble and provides excellent additional potential.

A large vaulted cellar, full of character, reflects the soul of the property and could be transformed into a wine cellar, artist's studio or creative space. The house enjoys open views over the river, countryside and garrigue, in a peaceful setting, while remaining within walking distance of all village amenities.

? A rare and authentic property, ideal for lovers of historic homes and projects with exceptional potential.



---

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.

### **Algemeen**

Slaapkamers:	4
Afgewerkte vierkante meter:	140 m <sup>2</sup>
Lot Afmeting:	355 m <sup>2</sup>

### **Room details**

Total rooms:	6
--------------	---

### **Lease terms**

Date Available:

### **Contact information**

IMLIX ID:	IX8.167.534
-----------	-------------

