

# 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 m<sup>2</sup> of living space, with a further 60 m<sup>2</sup> of convertible attic space, set on a 355 m<sup>2</sup> 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 m<sup>2</sup> 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.

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Information on the risks to which this property 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

