



## Land for sale in Gabian - 101 200 € \*



### 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:         | EUR 101,200 |

### Locatie

|                             |            |
|-----------------------------|------------|
| Aanbevolen Auto Onderdelen: | France     |
| Staat/Regio/Pronvincie:     | Occitanie  |
| Plaats:                     | Gabian     |
| Postcode:                   | 34320      |
| Geplaatst:                  | 13-05-2026 |

### Omschrijving:

One of the last available opportunities in a beautiful residential development in Gabian — an exceptional plot with panoramic views.

In a quiet, highly sought-after residential neighborhood, discover one of the last remaining plots for sale in this magnificent area of Gabian.

With a surface area of 460 m<sup>2</sup>, this elevated plot offers breathtaking views of the surrounding natural landscape as well as a stunning outlook over the famous Chateau de Cassan. Thanks to its south-facing exposure, it enjoys optimal sunlight throughout the year in a peaceful and privileged setting.

The land is fully serviced and ready to accommodate your future home in an environment where quality of life, tranquility, and authenticity come together.

This plot is part of a set of 3 adjacent lots currently for sale. The other two parcels measure 640 m<sup>2</sup> and 406 m<sup>2</sup>, priced at €140,800 and €89,320 respectively.

Why choose Gabian?



Nestled between vineyards and the hills of the Languedoc region, Gabian charms with its authentic character, stone streets, and warm Mediterranean atmosphere.

The village offers all essential amenities:

- \* Nursery and primary school
- \* Pharmacy, grocery store, bakery, hairdresser, osteopath
- \* Restaurant
- \* Weekly market
- \* Local events and a friendly village life

Nearby locations:

- \* 3.5 km from Roujan (doctors, middle school)
- \* 15 minutes from Pezenas
- \* 30 minutes from the Mediterranean beaches
- \* Close to Beziers (train station), Vias airport, and the hinterland

A rare location to build your dream home between sea, nature, and the relaxed southern lifestyle.

Don't miss this opportunity — plots with this view and location are becoming increasingly rare.

Contact us to arrange a viewing and discover this exceptional setting.

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**

Lot Afmeting: 460 m<sup>2</sup>

## **Lease terms**

Date Available:



IMLIX

IMLIX Vastgoedmarkt  
<https://www.imlix.com/nl/>

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**Contact information**

IMLIX ID:

IX8.448.758

