



## 8 room, 205m2 House for sale in Gabian - 320 000 € \*



### 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 372,530.95

### Locatie

Aanbevolen Auto Onderdelen:	France
Staat/Regio/Pronvincie:	Occitanie
Plaats:	Gabian
Postcode:	34320
Geplaatst:	26-05-2026

### Omschrijving:

In the heart of the charming village of Gabian, discover this beautiful character-filled winegrower's house, bright, dual-aspect and offering remarkable potential.

This rare property immediately impresses with its generous volumes, magnificent green inner courtyard and warm Mediterranean atmosphere. Located in a very peaceful setting, the house enjoys sunlight throughout the entire day.

Perfect as a large family home, guesthouse project, property development opportunity or to continue a wine-related activity, this unique residence offers endless possibilities.

### Property Highlights

- \* Huge development and investment potential
- \* Bright dual-aspect house filled with natural light
- \* Superb 28.5 m2 sunny terrace overlooking a private landscaped courtyard



- \* Spacious 21 m2 kitchen opening onto a pleasant balcony
- \* Quiet and peaceful environment
- \* Functional 120 m2 wine cellar
- \* Independent workshop
- \* Garages with direct access to the inner courtyard
- \* 33.5 m2 convertible attic space
- \* Roof recently revised
- \* Authentic charm of traditional southern French winegrower homes

## Layout

### Ground Floor

- \* Entrance hall
- \* WC
- \* Large 120 m2 wine cellar
- \* Cellar and garage with access to the inner courtyard
- \* Garage/workshop of 30 m2

### First Floor

- \* 21 m2 kitchen with balcony access
- \* 17.3 m2 dining room
- \* 15.42 m2 living room opening onto the terrace
- \* 2 bedrooms
- \* Bathroom
- \* Separate WC

### Second Floor



- \* 2 large bedrooms
- \* Shower room with WC
- \* Additional room to renovate according to your needs
- \* Convertible attic space

## Why live in Gabian?

Nestled among the vineyards and rolling hills of the Languedoc region, Gabian is loved for its authentic charm, stone streets and relaxed Mediterranean lifestyle.

- \* Highly sought-after quality of life in the South of France
- \* Close to Beziers (train station), Aeroport Beziers Cap d'Agde and the beautiful Occitan countryside
- \* Surrounded by vineyards and nature
- \* Renowned wine-producing region
- \* More than 300 days of sunshine per year
- \* Calm and natural environment

The village also offers all essential amenities:

- \* Nursery and school
- \* Pharmacy, grocery shop, bakery, hair salon, osteopath
- \* Restaurant
- \* Weekly market
- \* Friendly village life and local events

Only:

- \* 3.5 km from Roujan (doctors, middle school)
- \* 15 minutes from Pezenas
- \* 30 minutes from Mediterranean beaches



Contact us today to arrange a viewing and discover the full potential of this stunning winegrower's property.

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:	205 m <sup>2</sup>
Lot Afmeting:	712 m <sup>2</sup>

## **Room details**

Total rooms:	8
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## **Lease terms**

Date Available:

## **Contact information**

IMLIX ID:	IX8.506.415
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