



8 room, 205m2 House for sale in Gabian - 340 000 € *



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:	EUR 340,000

Locatie

Aanbevolen Auto Onderdelen:	France
Staat/Regio/Pronvincie:	Occitanie
Plaats:	Gabian
Postcode:	34320
Geplaatst:	03-08-2026
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 ²
Lot Afmeting:	712 m ²

Room details

Total rooms:	8
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Lease terms

Date Available:

Contact information

IMLIX ID: IX8.770.570

