



1 room, 650m2 Stone outhouse for sale in Gabian - 140 000 € *



Agent Info

Name:	Patrick Gibbins
Company	Artaxa Immo Sarl
Name:	
Country:	France
Experience	2008
since:	
Service Type:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Phone:	
Languages:	French
Website:	

Listing details

Property for:	Sale
Price:	EUR 140,000

Location

Country:	France
State/Region/Province:	Occitanie
City:	Gabian
ZIP code:	34320
Posted:	Dec 23, 2025

Description:

Discover a rare opportunity on the edge of Gabian, in a peaceful natural setting close to the vineyards and the river.

This substantial barn offers exceptional development potential, with the possibility of creating approximately 650 m2 of total living space, distributed across the two existing levels and the potential creation of a third floor (subject to the necessary permissions).

Its generous volume opens the door to numerous possibilities: creating a character residence, a rental investment project, subdivision into multiple units, or a larger-scale real estate development.

Outside, a private 42 m2 garden adds valuable outdoor space and enhances the overall appeal of the property.

Key features:

* Potential for approximately 650 m2 in total



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- * Two existing levels with the possibility to create a third level
 - * Potential to create parking spaces on the ground floor
 - * Quiet location on the edge of the village
 - * Natural surroundings between vineyards and the river
 - * Excellent redevelopment and value-add potential
 - * Particularly well suited for a construction or investment project

This property represents a rare opportunity for investors and developers seeking a privileged location with outstanding transformation potential.

Contact us today to arrange a viewing and explore all the possibilities this unique property in Gabian has to offer.

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.

Common

Finished sq. ft.:	650 sq m
Lot Size:	278 sq m

Room details

Total rooms:	1
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Lease terms

Date Available:

Contact information

IMLIX ID:	IX8.020.927
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