



## 4 room, 126m2 House for sale in Gabian - 95 000 € \*



### 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:        | USD 110,411.25 |

### Location

|                        |              |
|------------------------|--------------|
| Country:               | France       |
| State/Region/Province: | Occitanie    |
| City:                  | Gabian       |
| ZIP code:              | 34320        |
| Posted:                | Aug 31, 2026 |

### Description:

#### A CHARACTERFUL VILLAGE HOUSE READY TO BE TRANSFORMED

At the heart of the charming village of Gabian, this character property offers an exciting opportunity for anyone looking to create a home with personality and genuine potential.

With approximately 126 m2 of living space spread over three levels, two independent entrances, convertible attic space and two cellars, the property offers a particularly interesting layout for renovation.

Whether you are looking for a family home, a holiday property or an investment opportunity, this house provides the space and flexibility to create a project tailored to your own vision.

At just €95,000, it also represents an attractive starting point for anyone looking to invest in a property in the south of France.

#### PLENTY OF POTENTIAL TO EXPLORE

The property offers approximately 126 m2 of living space over three floors, with plenty of scope for



reconfiguration and modernisation.

Key features include:

Approximately 126 m2 of living space

3 levels

2 independent entrances

Convertible attic space

2 cellars

Solar panels

The two separate entrances provide genuine flexibility and make it possible to consider different layouts: a main residence with a separate area, part of the property for rental use, accommodation for family and friends, or a more ambitious investment project.

The attic also offers additional potential, depending on the renovation plans.

## A PRIVATE GARDEN JUST A SHORT WALK AWAY

The property also benefits from a fenced private garden of approximately 120 m2, located close to the house.

This is a real advantage for a village property, providing a private outdoor space that could be transformed into a charming area for relaxing and enjoying the warmer months.

It could accommodate a terrace, outdoor dining area, landscaped garden, vegetable garden or simply a peaceful place to unwind.

Located close to the River Thongue, the garden enjoys a pleasant natural setting and a peaceful atmosphere.

The garden also benefits from solar panels powering the water pump, together with existing water storage tanks, offering useful possibilities for maintaining and developing the outdoor space.

## A HOME TO CREATE YOUR OWN VISION

This property is ideal for those who enjoy renovation and appreciate the opportunity to create something individual.

The charm of an older village house, generous proportions spread over several levels and a layout offering



multiple possibilities make this a property with real potential.

The idea here is not simply to buy a house, but to create your own home and bring its character back to life.

Imagine a beautifully renovated village property, carefully redesigned interiors, original features brought back to their best and, just a short distance away, your own private garden where you can enjoy sunny afternoons and summer evenings.

## A PROPERTY WITH MANY POSSIBILITIES

### AS A MAIN RESIDENCE

Create a characterful family home in an authentic village in the south of France.

### AS A HOLIDAY HOME

Enjoy your own base in the Herault, away from the hustle and bustle while remaining close to the region's main attractions.

### AS AN INVESTMENT

The presence of two independent entrances offers interesting possibilities for creating a layout suitable for rental use.

### AS A FAMILY PROJECT

The different levels allow for separate, flexible living areas that can be adapted to your needs.

## GABIAN - AUTHENTIC SOUTHERN FRENCH LIVING

Located in the Herault, Gabian is a charming village known for its authenticity, peaceful atmosphere and attractive natural surroundings.

The village is surrounded by vineyards, rolling hills and typically Mediterranean landscapes. The River Thongue adds to the natural character of the area and provides opportunities for walks and time outdoors.

With its old lanes, traditional houses and relaxed village atmosphere, Gabian offers an appealing lifestyle for those looking for peace, authenticity and the charm of southern France.

The location also provides easy access to Beziers, Pezenas and the Mediterranean coast, as well as the region's main roads and transport links.

**€95,000 - A PRICE THAT LEAVES ROOM FOR YOUR IMAGINATION**



At €95,000, this property offers an excellent opportunity for a buyer looking for a renovation project in an authentic Hérault village.

126 m2 living space \* 2 independent entrances \* Convertible attic \* 2 cellars \* Private garden nearby \* Solar panels

A CHARACTER PROPERTY WAITING TO REVEAL ITS FULL POTENTIAL.

Contact us to arrange a viewing and discover what this property in Gabian could become.

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.: | 126 sq m |
| Lot Size:         | 120 sq m |

## Room details

|              |   |
|--------------|---|
| Total rooms: | 4 |
|--------------|---|

## Lease terms

Date Available:

## Contact information

|           |             |
|-----------|-------------|
| IMLIX ID: | IX8.890.607 |
|-----------|-------------|

