



## 6 room, 140m2 Village house for sale in Gabian - 169 000

€ \*



### Informações do Revendedor

Name:	Patrick Gibbins
Nome da	Artaxa Immo Sarl
Empresa:	
País:	França
Experience	2008
since:	
Tipo de	Selling a Property
Serviço:	
Specialties:	
Property Type:	Apartments, Houses
Telefone:	
Languages:	French
Website:	

### Detalhes do anúncio

Imóveis para:	Venda
Preço:	USD 199,028.46

### Localização

Country:	França
State/Region/Province:	Occitanie
Cidade:	Gabian
CEP:	34320
Adicionado:	10/02/2026

#### Informação adicional:

Set in the heart of the medieval centre of Gabian and incorporated into the former ramparts of the chateau, this historic character property offers a rare and inspiring opportunity. Rich in history, it lends itself equally to the creation of an elegant family home with garden and pool, or to a project combining a main residence with an independent rental property.

The property offers approximately 140 m2 of living space, with a further 60 m2 of convertible attic space, set on a 355 m2 plot including a garage, covered hangar, vehicle access and garden. The main house currently comprises four bedrooms, a living/dining room, shower room, terrace and garage. An independent character house arranged over two floors, offering around 50 m2 to renovate, completes the ensemble and provides excellent additional potential.

A large vaulted cellar, full of character, reflects the soul of the property and could be transformed into a wine cellar, artist's studio or creative space. The house enjoys open views over the river, countryside and garrigue, in a peaceful setting, while remaining within walking distance of all village amenities.

? A rare and authentic property, ideal for lovers of historic homes and projects with exceptional potential.



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.

### Comum

Quartos de dormir:	4
Pés quadrados acabados:	140 m <sup>2</sup>
Tamanho do lote:	355 m <sup>2</sup>

### Room details

Total rooms:	6
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### Lease terms

Date Available:

### Contact information

IMLIX ID: IX8.167.534

