



## House 2 bedroom(s) for sale



### Information de l'agent

Nom:	Patrick Gibbins
Nom de compagnie:	Artaxa Immo Sarl
Pays:	France
Expérience since:	2008
Type de service:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Téléphone:	
Languages:	French
Site web:	

### Détails de l'annonce

Propriété à:	Vendre
Prix:	EUR 127,000

### Location

Pays:	France
État/Région/Province:	Occitanie
Ville:	Gabian
Indicatif régional:	34320
Soumis:	01/07/2024

### Description:

Charming 2-Bedroom Home with Courtyard, Terrace, and Balcony in Gabian - €127,000

Welcome to your dream home in the serene village of Gabian!

Nestled on a serene street in the picturesque village of Gabian, this delightful 2-bedroom, 2-bathroom home offers a perfect blend of traditional charm and modern comfort. Spread across three levels, this residence is designed to provide a cozy yet spacious living experience.

### Main Features:

Two Bedrooms: Both bedrooms are providing a peaceful retreat at the end of the day.

Two Bathrooms.

### Ground Floor:

Courtyard: Step into a private, tranquil courtyard, perfect for al fresco dining or simply relaxing in the fresh air.

Open Living Space: The heart of the home is a generous 28 m<sup>2</sup> piece de vie, featuring an open kitchen and dining area. The kitchen is fully equipped with modern appliances, ample counter space, and stylish cabinetry.

### Upper Floor:



**Salon:** The inviting salon is a comfortable space for relaxation and entertainment. Enjoy easy access to the balcony, where you can sip your morning coffee or unwind with a glass of wine in the evening.

**Terrace:** In addition to the balcony, the home features a terrace.

**Additional Highlights:**

**Quiet Street:** Situated on a peaceful street, the home ensures a quiet and serene living environment.

**Village Location:** Gabian is known for its friendly community, scenic beauty, and convenient access to local amenities and attractions.

This charming home in Gabian is a rare find, offering a perfect blend of indoor and outdoor living spaces. Don't miss the opportunity to make this delightful residence your own! Contact us today to schedule a viewing.

**Discover Gabian, Near Pezenas and Beziers**

Situated in the Hérault department in the Occitanie region, the charming commune of Gabian is located near the historic towns of Pezenas and Beziers. Gabian offers a peaceful and authentic lifestyle, ideal for those seeking tranquility while being close to amenities and cultural attractions in the region.

**Lifestyle:** Gabian is surrounded by beautiful natural landscapes, with vineyards, hills, and rivers that invite relaxation and outdoor activities. The village itself boasts a rich heritage with its picturesque streets, stone houses, and historic church.

**Proximity to Pezenas and Beziers:**

**Pezenas:** Just 15 km from Gabian, Pezenas is renowned for its medieval town center, cobbled streets, and numerous antique shops and artisan boutiques. The town is also famous for its lively festivals and markets.

**Beziers:** Located about 25 km from Gabian, Beziers is a vibrant city with a rich historical background. Visitors can explore the Roman amphitheater, the Canal du Midi, and enjoy local culture through its festivals, museums, and restaurants.

**Activities and Leisure:**

Gabian and its surroundings offer a variety of activities for all tastes. Wine enthusiasts can visit local wineries, while hikers and cyclists can enjoy the numerous trails that crisscross the region. Local markets, festivals, and community events add a vibrant touch to daily life.

**Accessibility:**

Gabian benefits from a strategic location with easy access to major roads and public transportation, making it convenient to travel to nearby towns and Mediterranean beaches.

Gabian is an ideal destination for those looking to enjoy the beauty and tranquility of the countryside while remaining close to urban centers and tourist attractions in the region. Whether you are seeking a primary residence, a holiday home, or an investment opportunity, Gabian has much to offer.

**Legal Mentions (in French) :** Honoraires à la charge du vendeur.

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Georisques : [www.georisques.gouv.fr](http://www.georisques.gouv.fr) .

Année: 2004

## Commun

Chambres: 2

Pied carré fini: 106 m<sup>2</sup>



## Room details

Total rooms: 4

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX5.870.505

