



## House 1 bedroom(s) for sale



### Agent Info

Naam:	Patrick Gibbins
Bedrijfsnaam:	Artaxa Immo Sarl
Mislampen:	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 144,450

### Locatie

Aanbevolen Auto Onderdelen:	France
Staat/Regio/Pronvincie:	Occitanie
Plaats:	Gabian
Postcode:	34320
Geplaatst:	01-07-2024

### Omschrijving:

Investment Opportunity in Gabian! Building with Courtyard and Cellar, 316 m2 - €144,450

In the charming commune of Gabian, discover a unique investment opportunity! This building, full of potential, comprises a barn, a courtyard, and a cellar, offering a total surface area of 316 m2. The barn provides the possibility of creating two additional floors, perfect for ambitious renovation or real estate development projects.

### Property Features:

- Total Surface Area: 316 m2
- Existing Structure: Remise with potential for two additional floors
- Outdoor Space: Spacious courtyard
- Basement: Cellar

This property is ideal for investors looking to transform and enhance a space in the heart of Gabian. Don't miss this opportunity to create a custom project in a peaceful and authentic setting.

For more information or to arrange a visit, please contact us.

An Opportunity Not to Be Missed in Gabian!

Contact us today for more details!

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, cobble 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 a 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) .

Gebouwd: 1900

### Algemeen

Slaapkamers: 1  
Afgewerkte vierkante meter: 180 m<sup>2</sup>

### Room details

Total rooms: 1

### Building details

Number of Off Road Parking: 1

### Lease terms

Date Available:

### Contact information

IMLIX ID: IX5.870.504



IMLIX

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<https://www.imlix.com/nl/>

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