

Three bedroom townhouse with Commercial space located in the centre of Gabian



INFORMATION

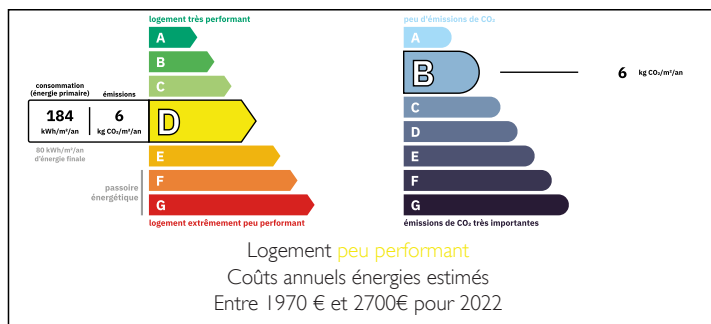
Town:	Gabian
Department:	Hérault
Bed:	3
Bath:	1
Floor:	139 m2
Plot Size:	4 m2

IN BRIEF

Discover this bright townhouse located in the centre of Gabian, around 10 minutes from the market town of Pézenas. The property arranged over three floors offers a large commercial space of 55m2 which could be developed into a new activity on the ground floor. The house spread over the remaining two floors offers a large bright open plan lounge/kitchen, covered terrace with built in BBQ, three bedrooms, family bathroom and attic that could be converted to a fourth bedroom or office space. From your front door you'll have immediate access to Bakery, grocery store, pharmacy, bar/restaurants and with its great location you are around 30 minutes from the Mediterranean beaches.



ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



DESCRIPTION

Located in the centre of the charming village of Gabian, this typical townhouse is full of potential.

On the ground floor, you'll find a 55m² commercial space (formerly a tobacco shop), ready to be transformed into a new business venture or additional living space. Bright and full of possibilities, it includes a separate WC, a shower room, extra storage, and access to the main house.

Upstairs, the first floor welcomes you with a bright, open-plan lounge and kitchen. From the front balcony, you can take in views of the village square, while the modern galley-style kitchen provides plenty of storage. At the rear, a covered terrace with a built-in BBQ offers a perfect spot to relax.

The second floor features two spacious bedrooms (14m² each), both with built-in wardrobes. The recently refurbished bathroom includes a double shower, a large sink, and a WC.

On the third floor, you'll find the final bedroom (16m²), a large hall area, and access to the attic. With approximately 16m² of space, the attic could easily be converted into an additional bedroom or office.

While some redecoration would help make this home your own, it already offers a big living space and exciting potential, especially with the commercial unit below.

Parking is conveniently available right outside, and the location is ideal just steps from local amenities such as a grocery store, bakery, pharmacy, and bar/restaurant. Plus, with Roujan just five minutes away for larger shops and easy access to Pézenas, the A75 autoroute, and airports...

LOCAL TAXES

Taxe foncière: 984 EUR

Taxe habitation: EUR

NOTES