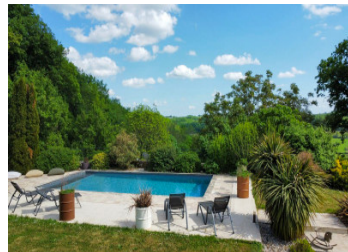
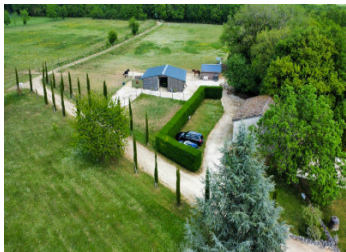
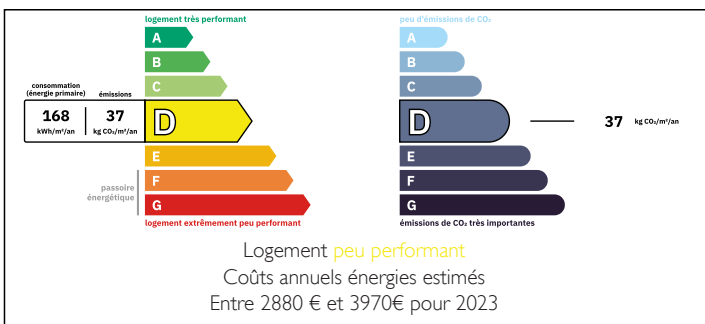


Stylish 3 bed house, 2 bed gite with pool and terraces set in 8Ha with stables and fenced paddocks



ENERGY - DPE



INFORMATION

Town:	Saint-Beauzeil
Department:	Tarn-et-Garonne
Bed:	5
Bath:	2
Floor:	252 m ²
Plot Size:	82000 m ²

IN BRIEF

Tucked away in the heart of the Occitanie countryside, this secluded and stylish 8.2-hectare estate offers peace, privacy and sweeping views, just 30 minutes from Agen with excellent rail links to Bordeaux, Toulouse and Paris.

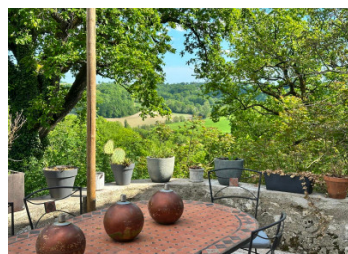
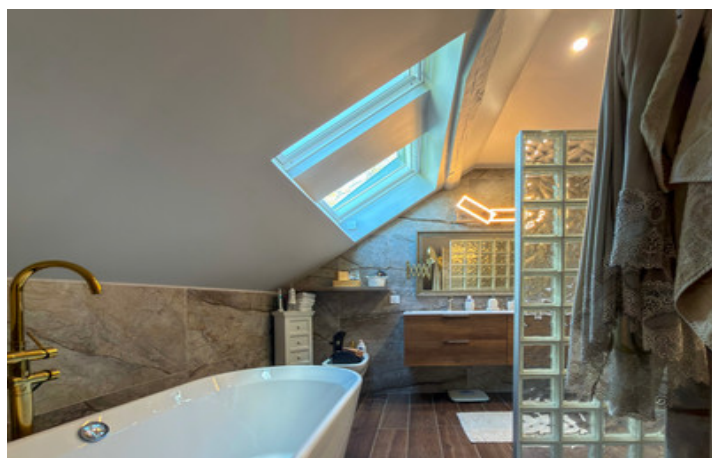
Accessed via a private lane, the property includes extensive equestrian facilities: fenced paddocks, a 600m sand track, a 4-stall stable, and additional shelter.

The main house (around 200 m²) is bright and elegant, featuring open-plan living with fireplace, a high-quality kitchen opening onto terraces, 4 bedrooms, office, and generous additional space at garden level including a wine cellar.

Outdoor living is a highlight, with landscaped and low maintenance gardens, a 75 m² covered barn, and a 10 x 5 m pool overlooking the valley. A fully

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

Tucked away in the heart of the Occitanie countryside, surrounded by picturesque medieval villages, this beautifully presented estate offers a rare combination of peace, privacy, space and accessibility.

Around 30 minutes from Agen—with high-speed rail and road connections to Bordeaux, Toulouse (1 hour) and Paris (approx. 3 hours)—it enjoys both tranquillity and convenience.

Accessed via a private lane, the property immediately conveys a sense of calm and seclusion. Set within 8 hectares of land, including 5 hectares of paddocks, it is ideally suited as a family home, equestrian property, or lifestyle project with income potential.

The equestrian facilities are well designed and fully functional, including large fenced paddocks, a 600-metre sand schooling track, a stable block of approximately 110 m² with four stalls, tack room and wash area, plus an additional 45 m² shelter with water and ventilation.

The landscaped gardens are thoughtfully arranged to blend with the natural surroundings while remaining easy to maintain. Outdoor living is central to the property, with several terraces, a 75 m² covered barn ideal for entertaining, and a 10 x 5 metre swimming pool enjoying open views across the valley.

The main house offers approximately 200 m² of light-filled, well-proportioned accommodation.

A spacious entrance (6.3m x 2.4m) leads into an open-plan living and dining area (8.2m x 5.7m) with fireplace, leading into a high-quality kitchen (8.3m x 2.6m) that opens directly onto the terrace—perfect for outdoor dining and relaxed evenings. The ground floor also includes a utility room (1.6m x...

LOCAL TAXES

Taxe foncière: 1952 EUR

Taxe habitation: EUR

NOTES