LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A44339ANW82 Price: 798 000 EUR

agency fees to be paid by the seller

A stunning 3 bed house, and 2 bed gite with pool and terraces set in 8Ha with stables and business potential







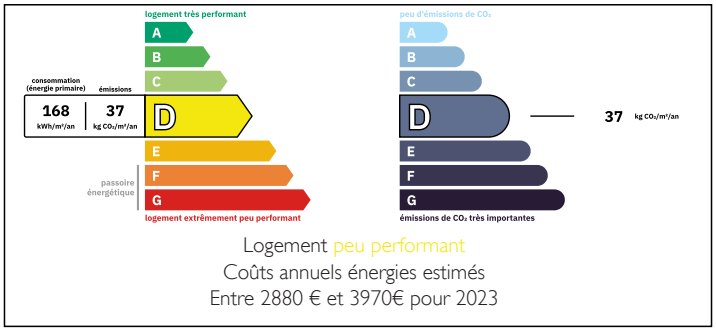








ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 2880 € et 3970€ pour 2023

INFORMATION

Town:	Saint-Beauzeil
Department:	Tarn-et-Garonne
Bed:	5
Bath:	2
Floor:	252 m2
Plot Size:	82000 m2

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.

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 renovated 2-bedroom guest house provides income potential or guest accommodation.

The property includes equestrian facilities: fenced paddocks, a 600m sand track, a 4-stall stable, and

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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.

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LOCAL TAXES

Taxe foncière:	**1952 EUR**

NOTES

DESCRIPTION

This beautifully presented property offers a deep sense of calm and connection to nature. It is a place where life slows down, where mornings begin with soft light over the paddocks, and where long summer days unfold around the pool, shared with friends and family. The atmosphere is one of well-being, privacy and gentle seclusion.

The private lane leads into the grounds, immediately creating a sense of arrival. The estate invites you to enjoy a lifestyle shaped by nature: leisurely walks through the grounds, quiet corners for reading, shaded terraces for long lunches, and evenings spent outdoors with guests staying in the independent cottage. The landscape flows gently from garden to paddocks to woodland, encouraging relaxation at every turn.

The landscaped gardens are designed to harmonise with the countryside, offering beauty without demanding intensive maintenance. Several terraces provide spaces for dining, relaxing or entertaining, while the 75 m² covered barn becomes a natural gathering point for summer evenings. The 10 x 5 metre swimming pool enjoys open views across the valley—perfect for quiet morning swims, lazy afternoons with a book, or sunset drinks shared with friends.

Despite its tranquillity, the property remains wonderfully accessible. Agen is just 30 minutes away, offering high-speed rail and road links to Bordeaux and Toulouse (approx. 1 hour) and Paris (around 3 hours). The estate feels like a retreat, yet never remote—ideal for those seeking balance between peaceful countryside living and easy travel.

The equestrian facilities form part of the estate's wider lifestyle...