Prestigious property with guesthouse and equestrian facilities

6 2 82,208m² 230m² 1



Reference
106761

Price
€798,000

Location
Roquecor

Description

This outstanding estate, set on more than 8 hectares between Tarn-et-Garonne and Lot-et-Garonne, combines luxury living with high-quality equestrian facilities. The property includes a beautifully renovated main house with elegant interiors, a separate guest cottage, landscaped gardens, terraces, and a swimming pool. The equestrian area features a stable with four horse boxes, tack room, horse shower, training track, and fenced paddocks. Located near the lively village of Roquecor and within easy reach of Agen and Villeneuve-sur-Lot, this peaceful countryside property is ideal for horse lovers seeking comfort, space, and refined living in Southwest France.





Features
High-end lifestyle estate
Exceptional equestrian facilities
Peaceful countryside location



Ward Poppe
Real estate agent
+33 (0)6 87 67 03 80
ward@maisonssud.com

General

Rooms: 6

Pool: 1

Living area: 230m²

Land area: 82,208m²

DPEScore: D (168kWhEP/m²/an)

GESScore: D (37kgCO2/m²/an)

Property tax: €1,952

Layout living area Mainhouse 175,5 m²

Ground floor

Entrance : 15.5 m² with WC and laundry room, plenty of natural light
WC 1.5 m²
Laundry room 4 m²

Living room : 46.7 m² with fireplace, connected to the kitchen, travertine floor

Kitchen: 22.6 m², high-end appliances

Bedroom 1: 12 m²

Office: 14.2 m², herringbone parquet flooring

First floor: Wooden staircase and landing with built-in wardrobes

Bedroom 2: 18 m² with parquet flooring and dressing room 5 m²

Bedroom 3: 9 m²

Bedroom 4 : 18 m²

Bathroom: 9 m², double vanity, bath, shower, WC and bidet

Guesthouse 53.7 m²

Living area: 27 m², terracotta floor tiles, kitchenette, living room, dining room

Bedroom : 12 m²

Bedroom : 10 m²

Shower room : 4.7 m²

Outbuildings

Carport: 65 m² with a wooden terrace in front of the house

Basement: with polished concrete floor
Storage room 15 m²
Wine cellar 10 m²
Laundry room 10 m²
Workshop 9 m²

Barn: for agricultural equipment 80 m²

Stable: with 4 stalls, tack room, horse wash stall, and covered area 110 m²