

Exquisitely renovated 4-bedroom stone house with pool, river views and outbuildings in a stunning village



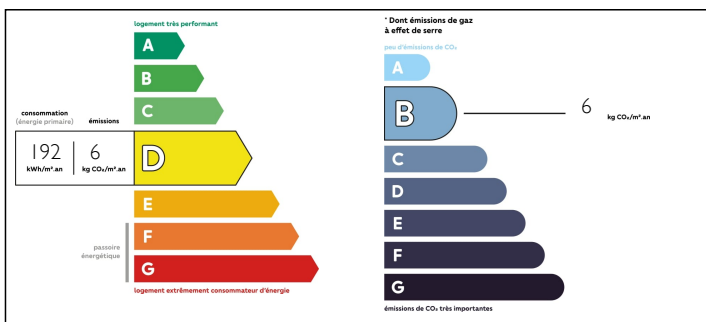
INFORMATION

Town:	La Roque-Gageac
Department:	Dordogne
Bed:	4
Bath:	3
Floor:	200 m2
Plot Size:	1707 m2

IN BRIEF

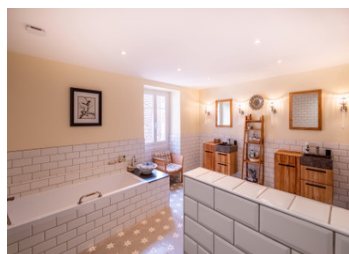
Set in an elevated position in the heart of the valley of the five chateaux, overlooking the Dordogne River and on the edge of one of the most beautiful villages of France, this majestic 4-bedroom residence (200m2) has been meticulously renovated. With fabulous river views, a new swimming pool, a workshop, private parking and outbuildings still to develop, this exceptional property is one of a kind.

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.



LOCAL TAXES

Taxe foncière: 1500 EUR

NOTES

DESCRIPTION

MAIN HOUSE (200m2)

GROUND FLOOR

ENTRY (18m2) with tiled floor

LIVING ROOM (30m2) tiled floor, French doors to garden, wood burning stove, river views

Fully-fitted KITCHEN (20m2) with eat-in DINING area, tiled floor, Falcon double chefs cooker, air-conditioning, French doors to garden, river views

SUMMER KITCHEN (12m2)

SHOWER ROOM (5m2)

CELLARS (8m2 and 36m2)

FIRST FLOOR

HALLWAYS (24m2)

MASTER BEDROOM (26m2) floating timber floors, decorative fireplace, built-in wardrobes, French doors to small stone balcony with river views, huge tiled ENSUITE (15m2) with walk-in shower, separate bath and toilet

BEDROOM 2 (17m2) floating timber floors, river views

BEDROOM 3 (18m2) floating timber floors, decorative fireplace, double aspect, river views

BEDROOM 4 (14m2) floating timber floors

BATHROOM (7m2) plus separate toilet

LAUNDRY (14m2)

WORKSHOP (38m2)

OUTBUILDINGS

Beneath first floor workshop :

Storeroom (6m2)

Workshop (15m2)

Wood store (8m2)

Adjoining :

Open HANGAR 65m2

Separate stone BARN 66m2 with attached CARPORT (18m2)

EXTERIOR

Extensive views of the Dordogne River, cliffs and