

Pretty and elevated 4-bedroom stone house in one of the most beautiful villages in the Dordogne valley



## INFORMATION

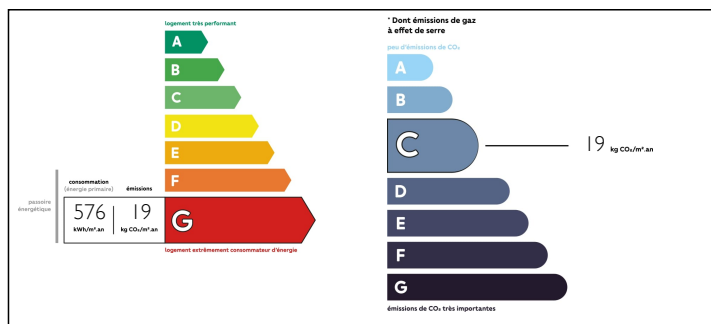
Town:	La Roque-Gageac
Department:	Dordogne
Bed:	4
Bath:	4
Floor:	115 m2
Plot Size:	552 m2

## IN BRIEF

Set in a private and elevated position in the sought-after village of la Roque-Gageac in the heart of the Dordogne valley - in the part known as the valley of the five chateaux - this impeccably renovated 4-bedroom, 4-bathroom character stone house has well-proportioned rooms, covered and garden terraces, valley and chateau views, off-road parking plus separate garage and is walking distance to the boutiques and restaurants of this famous and stunning riverside village in the Dordogne's golden triangle.



## 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: 606 EUR**

## NOTES

## DESCRIPTION

### GROUND FLOOR

Fitted KITCHEN (16m<sup>2</sup>) with stone floor, exposed beams, feature fireplace, dining space and access to small terrace and steps to elevated garden TERRACE

BEDROOM (12m<sup>2</sup>) with stone floor, external access and ensuite shower (5m<sup>2</sup>) with toilet

BEDROOM (14m<sup>2</sup>) with stone floor, feature stone wall, external access and large ensuite shower (6m<sup>2</sup>) with toilet

LAUNDRY (2m<sup>2</sup>)

### FIRST FLOOR

Open plan LIVING/DINING ROOM (26m<sup>2</sup>) with timber floor, feature stone wall, exposed beams and French door to a covered TERRACE (13m<sup>2</sup>) with stunning valley views

BEDROOM (21m<sup>2</sup>) accessed via stairs from the kitchen with timber floor, exposed stone walls and beams, feature fireplace and ensuite shower

TOP FLOOR with pitched roof

LIVING ROOM with KITCHENETTE (7m<sup>2</sup>) and wooden floor

BEDROOM (6m<sup>2</sup>) with wooden floor and built-in wardrobes

SHOWER and toilet

### GENERAL

Electric heating

Mains drainage

### EXTERIOR

Elevated GARDEN TERRACE with panoramic views

Off road PARKING

GARAGE (25m<sup>2</sup>) a short distance away

Small parcel of detached LAND suitable for vegetable patch

### AREA

La Roque Gageac

Valley of the five chateaux

Sarlat