

OUTSTANDING 3 BEDROOM STONE HOUSE WITH BREATHTAKING VIEWS OF THE DORDOGNE RIVER IN BEAUTIFUL LA ROQUE GAGEAC

www.leggettprestige.com LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE,
UK Freephone: 08700115151 Telephone: +33 553 608 488 E-mail: prestige@leggett.fr

www.leggettprestige.com

OUTSTANDING 3 BEDROOM STONE HOUSE WITH BREATHTAKING VIEWS OF THE DORDOGNE RIVER IN BEAUTIFUL LA ROQU...





PROPERTY FACT FILE

REFERENCE	A47150KEF24
PRICE	€ 649,000 £ 0* *agency fees included: 6 % TTC to be paid by the buyer (615 165 EUR hors honoraires)
BEDROOM	3
BATHROOM	3
ACCOMMODATION	130 m²
LAND	211 m²
TOWN	La Roque-Gageac
DEPARTMENT	
LOCATION	Village property
TYPE	Maison de Vacances, Bed and Breakfast, House
CONDITION	
FEATURES	Mains drainage, Private drainage, Garage

*Price based on current exchange rate which is subject to change





LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr

- Unique location & breathtaking views from Terrace
- Immaculate condition & beautiful throughout
- Relax in the Jacuzzi and admire the stunning views
- 3 double bedrooms all with ensuite bathrooms
- Fantastic rental potential all year round

OUTSTANDING 3 BEDROOM STONE HOUSE WITH BREATHTAKING VIEWS OF THE DORDOGNE RIVER IN BEAUTIFUL LA ROQU...

Ref : A47150KEF24

Exquisite Stone Property with Panoramic Views in La Roque-Gageac
Nestled in the heart of one of France's most beautiful villages, this stunning 3-bedroom, 3-bathroom stone residence offers 130 m² of beautifully renovated living space, combining character, comfort, and an unbeatable location.



DESCRIPTION

Exceptional Stone Property with Breathtaking Views – La Roque-Gageac, Dordogne.

Are you searching for a slice of paradise in the heart of the Dordogne Valley?

This exquisite 3-bedroom, 3-bathroom stone home, with 130m2 of living space, is set high above the river in the breathtaking village of La Roque-Gageac could be the dream you've been waiting for.

Often voted one of the most beautiful villages in France, La Roque-Gageac is an architectural gem perched between cliffs and the winding Dordogne River.

This property offers one of the most spectacular panoramic views in the region, from its expansive 100 m² terrace complete with sun loungers, an in-ground jacuzzi, and a handcrafted wrought iron pergola draped in vines, the ultimate spot for outdoor relaxation and entertaining.

Dating from 1800, the house has been fully renovated to a high standard with quality materials and impeccable taste, combining authentic charm with modern comfort.
Whether you're seeking a permanent residence, luxury second home, or rental investment, this turnkey property delivers on all fronts.



Interior Highlights:
A welcoming ground floor with bar area, ceramic wood-burning stove, open-plan living/dining room with fireplace, and a fully equipped modern kitchen

Beautiful handcrafted staircase leading to the first-floor lounge with Juliette balcony

Two spacious double bedrooms with ensuite bathrooms on the first floor

A third ensuite bedroom on the top floor with exposed beams and



More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A47150KEF24

COMPLETE FILE AND PHOTO ON REQUEST

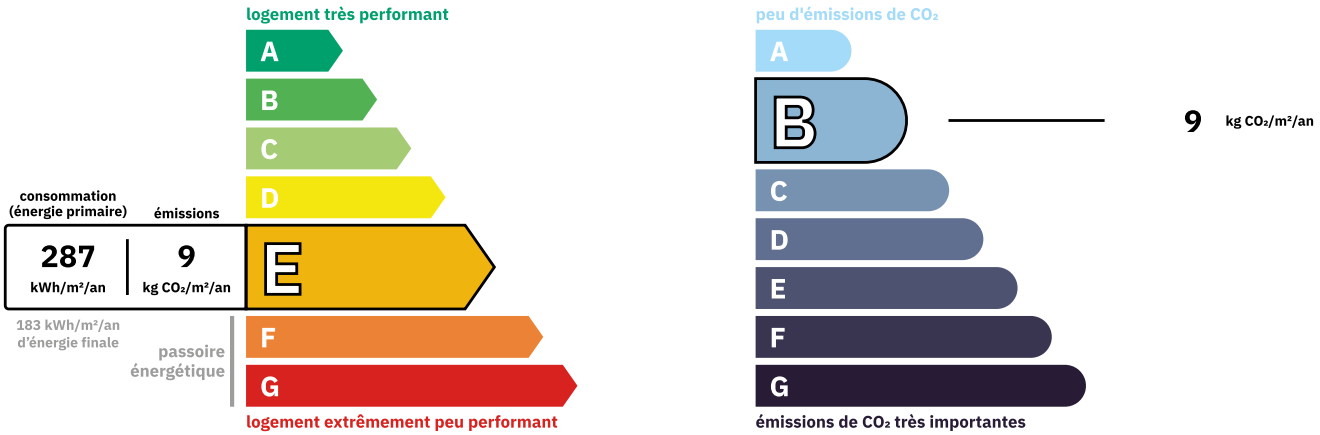
LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr

OUTSTANDING 3 BEDROOM STONE HOUSE WITH BREATHTAKING VIEWS OF THE DORDOGNE RIVER IN BEAUTIFUL LA ROQU...

Ref : A47150KEF24

Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Energy consuming
Estimated annual energy costs
between 2185 € and 2957€ for 2021

NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchangerates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

CONTACT

Réf :A47150KEF24

FILE COMPLETE AND PHOTOS ON REQUEST

LEGGETT IMMOBILIER INTERNATIONAL

Téléphone : +33 553 608 488
E-mail: prestige@leggett.fr

LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE
UK Freephone: 0870011515l telephone: +33 553 608 488 E-mail: prestige@leggett.fr