

## Outstanding 3 bedroom Stone house with breathtaking views of the Dordogne river in beautiful La Roque Gageac



## INFORMATION

Town:	La Roque-Gageac
Department:	Dordogne
Bed:	3
Bath:	3
Floor:	130 m2
Plot Size:	211 m2

## IN BRIEF

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 m<sup>2</sup> of beautifully renovated living space, combining character, comfort, and an unbeatable location.

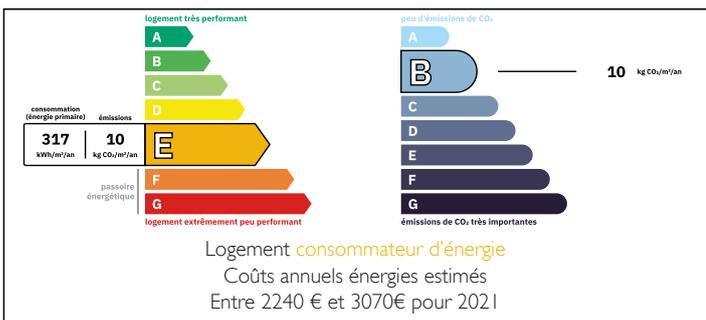
Built in 1800 and recently renovated to an exceptional standard, this home blends historic charm with stylish, high-quality finishes throughout. The large terrace is complete with an in-ground jacuzzi, where you can relax and watch canoes drift along the majestic Dordogne River below in a truly magical setting.

Inside, you'll find:

A fully equipped open-plan kitchen, dining/living room with a wood-burning stove and bar area

On the 1st floor, a second living space with a Juliette

## 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.



## 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—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 m<sup>2</sup> 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

## LOCAL TAXES

Taxe foncière: **785 EUR**

Taxe habitation: **EUR**

## NOTES