

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.

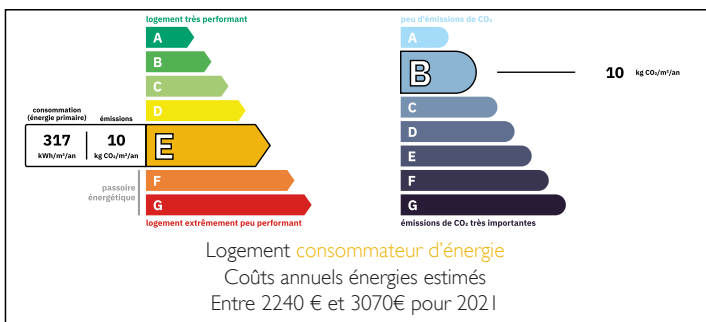
Inside, you'll find:

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

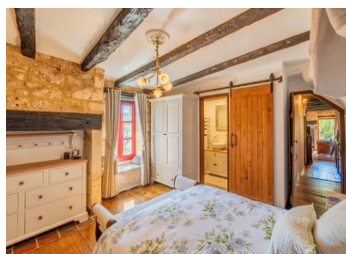


## ENERGY - DPE



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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