

Incredibly rare never lived-in house in one of the most sought-after medieval villages in the Dordogne



## INFORMATION

Town:	La Roque-Gageac
Department:	Dordogne
Bed:	3
Bath:	2
Floor:	128 m <sup>2</sup>
Plot Size:	2476 m <sup>2</sup>



## IN BRIEF

Built in 2016 with high quality materials and never lived-in, this as-new 3-4 bedroom home with garage, terrace and private garden in the stunning medieval village of La Roque Gageac is in an excellent location being walking distance to shops, restaurants and the river. This property genuinely offers the best of both worlds and would suit those who appreciate contemporary living yet still desire the charm and character of an historic location. Viewings recommended and offers considered.

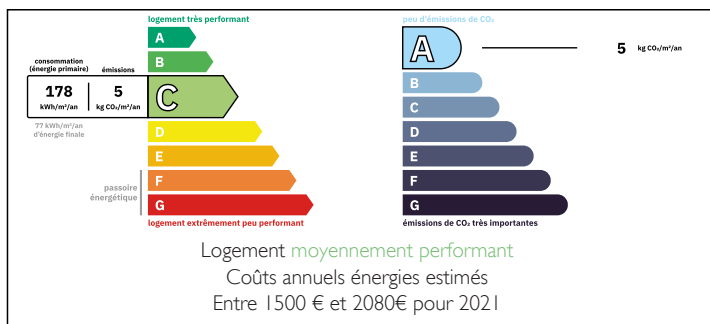
### GROUND FLOOR

An open plan kitchen, living, dining area (47m<sup>2</sup>) with French doors to the terrace  
 Study, which could be closed off to make a ground-floor bedroom (16m<sup>2</sup>)  
 Laundry (13m<sup>2</sup>)

### FIRST FLOOR

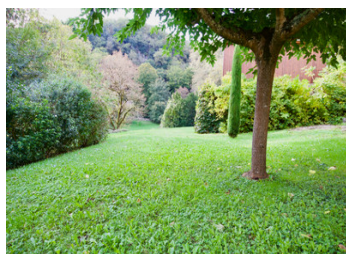
Three bedrooms (13m<sup>2</sup>, 10m, 9m<sup>2</sup>) one of which

## 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

### GENERAL

Double glazed  
Reverse-cycle air conditioning via heat pump  
Mains drainage  
Private, mature garden  
Garage plus parking  
Gated access

### LOCATION

Dordogne  
Perigord Noir  
Valley of the five chateaux  
La Roque Gageac  
Sarlats

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

## LOCAL TAXES

Taxe foncière: 1318 EUR

## NOTES