



Reference : 6112



LA ROQUE-GAGEAC / IN THE TRANQUILLITY OF A CUL-DE-SAC, THIS HOUSE, PERCHED ON THE CLIFF, ENJOYS AN EXTRAORDINARY VIEW OVER THE DORDOGNE VALLEY – A TRULY UNIQUE PROPERTY, NOT TO BE MISSED!!

340 000 € HAI

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THE HOUSE / GARDEN FLOOR :

Living room with a wood-burning stove, dining room opening onto a south-facing terrace, kitchen with a covered terrace, shower room with toilet, storage space and a temperature-controlled wine cellar, all nestled within the rock.

UPSTAIRS :

In the left wing: an attic bedroom with a shower room and toilet. In the right wing: two bedrooms, two shower rooms and toilets, and a walk-in wardrobe or small bedroom.

THE EXTERIORS AND OUTBUILDINGS :

The property is set on land laid out in terraces and gentle slopes, mostly wooded (above the house). It features a biodynamically cultivated vegetable garden, a greenhouse with a solar-powered irrigation system, numerous fruit trees, and – a rare find – a private cave within the cliff face. Beneath the terrace, a storage area also serves as a technical crawl space. There is a water supply on the plot (shallow borehole).

MORE DETAILS - +++ :

Double glazing (2021) – electric heating and wood-burning stove – electrical wiring re-fitted in 2021 and installation of solar panels ensuring the house is self-sufficient – 2 thermodynamic water heaters, one of which is powered by the solar panels – connected to the mains drainage system.

FOR FURTHER INFORMATION, PLEASE CONTACT THE AGENCY +++