



Reference : 6112



LA ROQUE-GAGEAC / IN A QUIET DEAD END WAY, THIS HOUSE, CLINGING TO THE CLIFF, ENJOYS AN EXTRAORDINARY VIEW OVER THE DORDOGNE VALLEY - A MOST UNUSUAL PROPERTY TO DISCOVER WITHOUT DELAY!!

**550 000 €** HAI  
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## THE HOUSE / GARDEN FLOOR :

Living room with wood stove, dining room opening onto south-facing terrace, kitchen with covered terrace, shower room with WC, storage space and temperate wine cellar, nestled in the rock.

## UPSTAIRS :

In the left wing: attic bedroom with shower room and WC. In the right wing: two bedrooms and two shower rooms and WC, a dressing room.

## THE EXTERIORS AND OUTBUILDINGS :

The property is located on a plot of land arranged in terraces and gentle slopes, mostly wooded (above the house). There is a vegetable garden grown biodynamically, a greenhouse with solar watering, many fruit trees, but also, a rare occurrence, a private cave in the heart of the cliff. Under the terrace, a storage space also serves as a technical crawl space. Note the presence of water on the land (shallow borehole).

## MORE DETAILS - +++ :

Double glazing (2021) - electric heating and wood stove - electricity redone in 2021 and installation of photovoltaic panels ensuring the autonomy of the house - 2 thermodynamic cumulus, one powered by panels - mains drainage.

FOR MORE INFORMATION, PLEASE CONTACT THE AGENCY +++