

## A Real Estate Gem in the Heart of the Medieval Town, Fully Furnished, Turnkey | Sarlat protected heritage area



## INFORMATION

Town:	Sarlat-la-Canéda
Department:	Dordogne
Bed:	2
Bath:	2
Floor:	66 m <sup>2</sup>
Plot Size:	44 m <sup>2</sup>



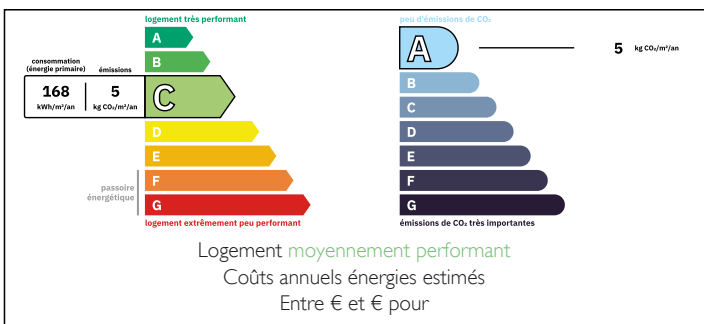
## IN BRIEF

Are you looking for a charming investment property or an exceptional pied-à-terre in the very heart of Sarlat?

Ideally located in the historic medieval center of Sarlat, the capital of the Périgord Noir, this luxury townhouse enjoys a rare and highly sought-after prime central location, with restaurants, shops, and the famous market all within walking distance.

Fully renovated in 2021, this turnkey property has undergone a high-quality renovation featuring premium materials, excellent craftsmanship, and outstanding comfort throughout: enhanced insulation (roof, walls, and floors), double-glazed windows, mechanical ventilation system (VMC), heat pump, and a well-lit, dual-exposure layout providing optimal comfort year-round.

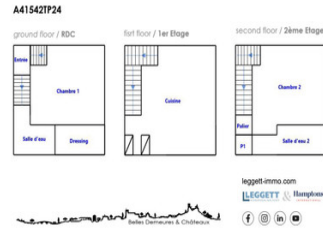
## ENERGY - DPE



The property is sold fully furnished and equipped,

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

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## NOTES

The property is sold fully furnished and equipped, ready to move into or to rent out immediately. The layout includes two en-suite bedrooms, along with an entire floor dedicated to the living and entertaining space, featuring an open-plan kitchen.

This is a rare opportunity, whether you are seeking an elegant pied-à-terre in Sarlat, a high-performing short-term rental investment, or the perfect combination of both.

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