LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A41740TP24 Price: 650 000 EUR

agency fees included: 5 % TTC to be paid by the buyer (617 000 EUR without fees)

3 High-Yield Luxury Apartments in Tourist Hotspot – Immediate Income | Sarlat

EXCLUSIVE







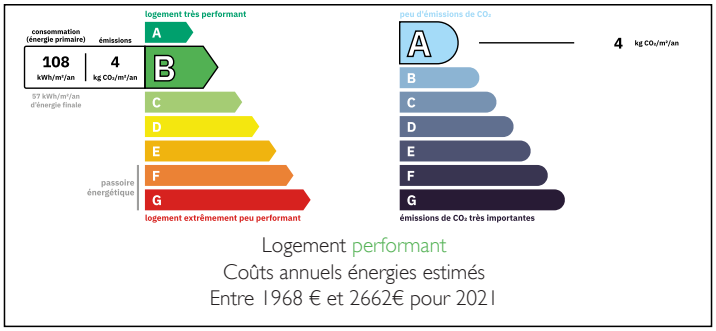








ENERGY - DPE



Logement performant
Coûts annuels énergies estimés
Entre 1968 € et 2662€ pour 2021

INFORMATION

Town:	Sarlat-la-Canéda
Department:	Dordogne
Bed:	4
Bath:	3
Floor:	173 m2
Outside Space:	149 m2

IN BRIEF

Are you looking to invest in apartments with very high rental yields ?

In the heart of Sarlat-la-Canéda, the capital of the Périgord Noir and visited by nearly 2 million tourists per year, this beautiful listed building houses 3 luxury apartments :

fully renovated
sold furnished
exceptional yield >10%
many bookings already confirmed for 2027
strong rental demand in Sarlat
excellent reputation on rental platforms

The perfect conditions to continue your business, as everything is already in place: immediate success !

A major asset: 3 additional parking spaces available for rent

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.

buildings, comfort comparable to top hotels, high-quality bedding, excellent soundproofing, roof insulation, air conditioning, ventilation and 2026 energy rating : B.

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LOCAL TAXES

Taxe foncière:	**2872 EUR**

NOTES

DESCRIPTION

Are you looking to invest in apartments with very high rental yields?

Unique for sale, in the heart of Sarlat-la-Canéda, the capital of Périgord Noir and visited by nearly 2 million tourists per year, this beautiful listed building houses 3 luxury apartments:

fully renovated
sold furnished
exceptional yield >10%
many bookings already confirmed for 2027
strong rental demand in Sarlat
excellent reputation on rental platforms

The ideal conditions to continue your business, as everything is already in place: immediate success!

A major asset : 3 additional parking spaces available for rent
Restaurants, shops and iconic sites within walking distance
A rare turnkey property in the city center !

Detailed description : 3 apartments, each with its own identity

R+1:
Apartment 1 – 61m² 1-Bedroom apt. : Beautiful suite featuring a fully equipped open-plan kitchen with living area, 1 bedroom and bathroom with WC. Bright apartment with high ceilings, large windows, exposed stone, solid wood floors, and fully tiled bathroom. High-end finishes and materials.

Apartment 2 – 44m² 1-Bedroom apt. spread over 2 levels : Fully equipped open-plan kitchen with living room, 1 bedroom, bathroom and separate WC. Bright apartment with very high sloping ceilings, exposed stone, solid wood floors, and tiled flooring. A stylish spiral staircase leads up to the bedroom. High-end finishes, appliances and materials.