

3 HIGH-YIELD LUXURY APARTMENTS IN TOURIST HOTSPOT – IMMEDIATE INCOME | SARLAT

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PROPERTY FACT FILE

REFERENCE	A41740TP24
PRICE	€ 650,000 £ 0* *agency fees included: 5 % TTC to be paid by the buyer (617 000 EUR hors honoraires)
BEDROOM	4
BATHROOM	3
ACCOMMODATION	173 m²
LAND	149 m²
TOWN	Sarlat-la-Canéda
DEPARTMENT	
LOCATION	Close to golf course
TYPE	
CONDITION	
FEATURES	Mains drainage, Electricity on site, Close to golf course

*Price based on current exchange rate which is subject to change





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- Premium Location – Exceptional Returns
- Completely renovated - DPE B - Sold with furniture
- Confirmed bookings for 2026
- Turnkey investment – immediate income potential
- Business growth potential - Luxury - Price

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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 :

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.

R+2:
Apartment 3 – 78m² 2-Bedroom apt. spread over 2 levels : Fully

More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A41740TP24

COMPLETE FILE AND PHOTO ON REQUEST

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

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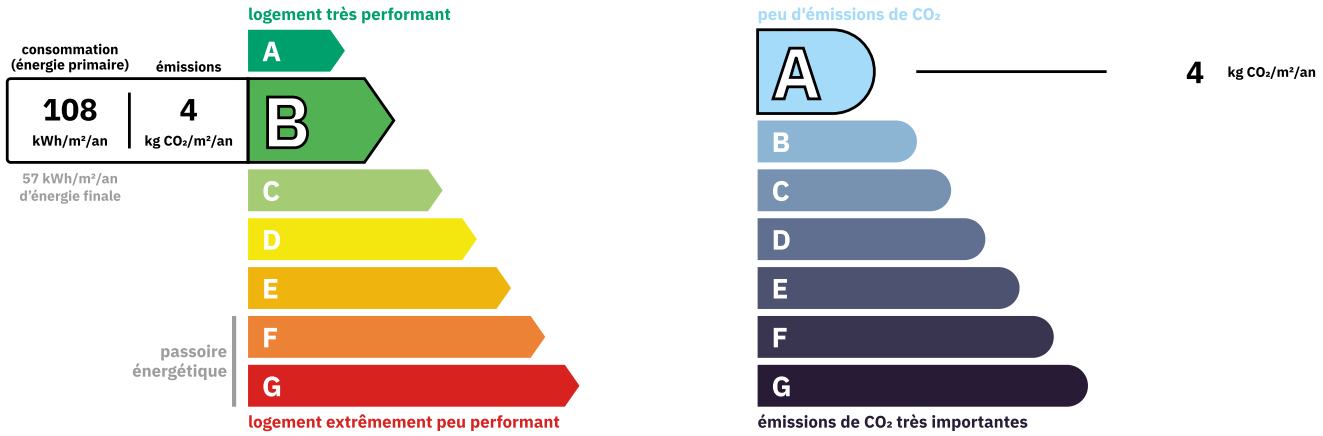
ENERGIE-DPE



Property Efficient
Estimated annual energy costs
between 1968 € and 2662€ for 2021

NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchangerates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

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3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

CONTACT

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