



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



PROPERTY FACT FILE	
REFERENCE	A41740TP24
PRICE	€ 695,000 £ 0* <small>*agency fees included: 5 % TTC to be paid by the buyer (659 000 EUR hors honoraires)</small>
BEDROOM	4
BATHROOM	3
ACCOMMODATION	173 m <sup>2</sup>
LAND	149 m <sup>2</sup>
TOWN	Sarlat-la-Canéda
DEPARTMENT	
LOCATION	Close to golf course
TYPE	
CONDITION	
FEATURES	Mains Drains, Electricity on site, Close to golf course
<small>*Price based on current exchange rate which is subject to change</small>	



- 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

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

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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 2026  
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 – 61m<sup>2</sup> 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 – 44m<sup>2</sup> 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 – 78m<sup>2</sup> 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

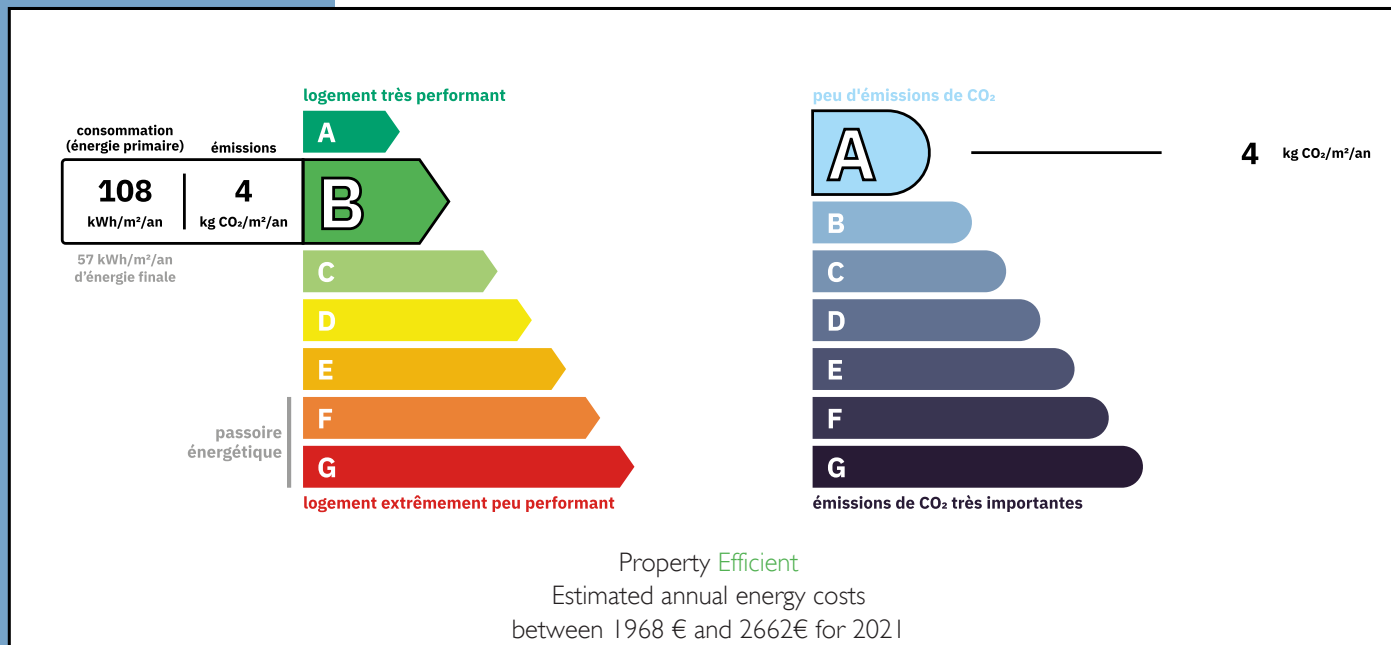


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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr/>

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## ENERGIE-DPE



## NOTICE

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## CONTACT

Réf :A41740TP24  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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