

EXCLUSIVE INVESTMENT OPPORTUNITY | TURNKEY INCOME-PRODUCING PROPERTY | 12% YIELD – 3 HIGH-END APARTMENTS

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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 2027
- Turnkey investment – immediate income potential
- Business growth potential - Luxury - Price

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A RARE TOURISM INVESTMENT OPPORTUNITY IN THE HEART OF THE PÉRIGORD NOIR

Growing annual rental revenue – Bookings already confirmed for 2027 – No renovation work required.

DESCRIPTION

A RARE TOURISM INVESTMENT OPPORTUNITY IN THE HEART OF THE PÉRIGORD NOIR

Annual rental revenue on the rise – Bookings already confirmed for 2027 – No renovation work required.

Just a few steps from the Maison de La Boétie, in the heart of the historic centre of Sarlat-la-Canéda, discover an attractive investment opportunity: a beautifully renovated character property comprising three high-end apartments, sold fully furnished and equipped.



Situated in one of South-West France's most iconic tourist destinations, this property benefits from a prime location and an established holiday rental business with an excellent reputation on major booking platforms.

An established property investment with existing rental income and the opportunity to continue a successful business, requiring no renovation work and offering excellent energy performance.

There is also potential to explore a property investment strategy involving subdivision into separate units, subject to legal and technical feasibility.

Unlike a traditional property investment requiring renovation, furnishing, marketing and the development of a customer base, this property is offered as a fully turnkey investment!

The property offers approximately 173 m² of living space, comprising three individual apartments, each with its own distinctive character, high-end interior design and carefully selected finishes.



FIRST FLOOR – APARTMENT 1 – ONE-BEDROOM APARTMENT – 56 m²

A beautiful suite comprising a fully...

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

COMPLETE FILE AND PHOTO ON REQUEST

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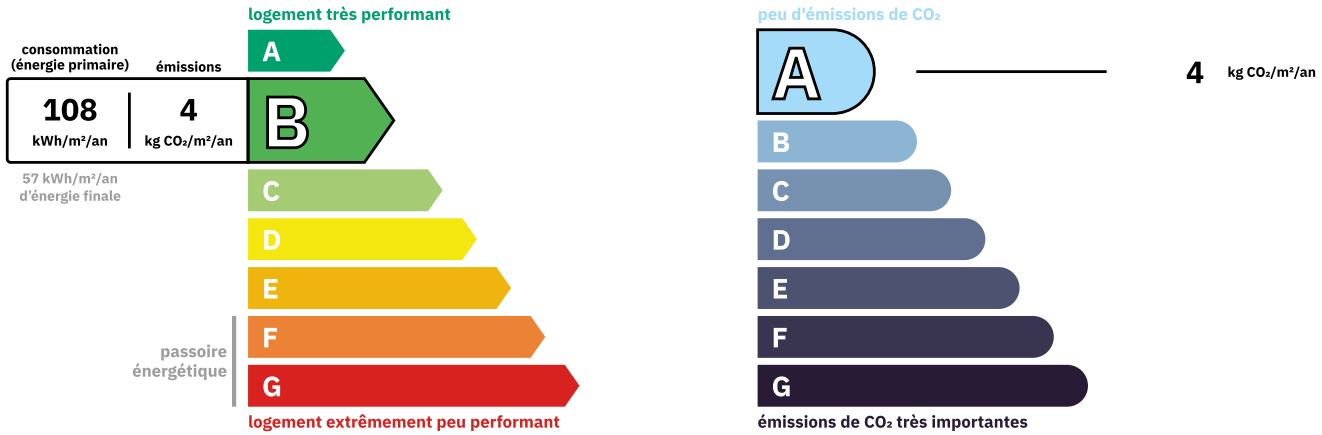
Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

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.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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

Réf :A41740TP24
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