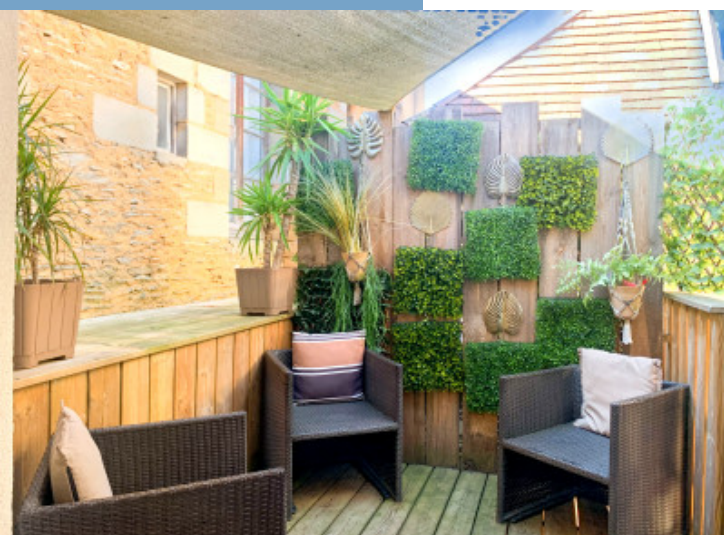




3 HIGH-YIELD LUXURY APARTMENTS IN TOURIST HOTSPOT – IMMEDIATE INCOME | SARLAT



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



- 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...

Ref : A4I740TP24

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 – 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/A4I740TP24>

COMPLETE FILE AND PHOTO ON REQUEST



LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE

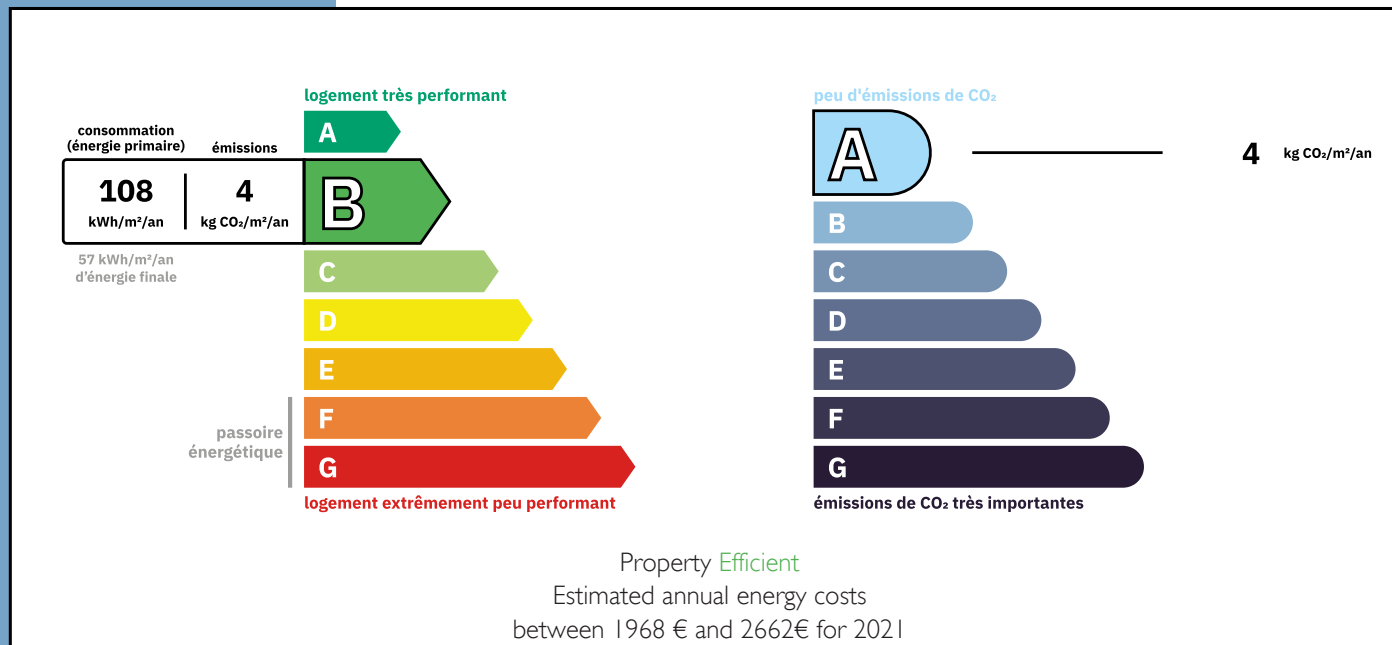
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr

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

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

Ref : A4I740TP24

ENERGIE-DPE



NOTICE

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

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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 :A4I740TP24
FILE COMPLETE
AND PHOTOS
ON REQUEST

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