

162 000 €

Contact agency  
**Agence Immobilière CIP**  
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24200 Sarlat

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**For sale apartment**

**3 rooms**

**Surface : 71 m²**

**Year of construction : 1900**

**Exposition : Est ouest**

**View : Citadine**

**Hot water : Individuelle gaz**

**Inner condition : GOOD**

**Standing : bourgeois**

**Building condition : GOOD**

**Features :**

double glazing, armored door

2 bedroom

1 terrace

1 bathroom

1 WC

**Energy class (dpe) : D**

**Emission of greenhouse gases (ges) : D**

Document non contractuel

02/05/2025 - Prix T.T.C



### Apartment 6571 Sarlat-la-Canéda

For Sale: Superb T3 Apartment in Sarlat City Center Surface area: 71 m² Floor: 1st  
Main Features : 2 Bedrooms: one with integrated storage, offering all the space necessary for optimal comfort. Bathroom: equipped with a modern shower and a relaxing bathtub, ideal for unwinding after a long day. Separate WC: for greater convenience. Equipped American Kitchen: opening onto a bright living room, perfect for convivial moments with family or friends. Outdoor Spaces: enjoy a balcony for your little coffee breaks and a 45 m² terrace, a real asset in the city center, ideal for summer evenings or outdoor meals. Comfort : City Gas Central Heating: for gentle and economical heat all year round. Location : Located in the heart of Sarlat, you will benefit from the immediate proximity of shops, schools and public transport. Everything is within walking distance, offering an incomparable quality of life. Ideal for investors: this apartment is perfect for an Airbnb type investment, offering high profitability potential thanks to its popular location. Also ideal for young couples: ideal first purchase for a couple wishing to settle in a pleasant and lively setting. Don't miss this rare opportunity to acquire a quality property in the city center of Sarlat! For more information or to arrange a viewing, contact us today.

**Fees and charges :**

Annual current expenses 980 €

