

135 000 €

Contact agency
Agence Immobilière CIP
49 rue de la République
24200 Sarlat

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For sale apartment

3 rooms

Surface : 54 m²

Year of construction : 1900

Exposition : Est ouest

View : Citadine

Hot water : Individuelle électrique

Inner condition : GOOD

Standing : bourgeois

Building condition : GOOD

Features :

double glazing, CALM

2 bedroom

2 showers

1 WC

Document non contractuel

01/05/2025 - Prix T.T.C



Apartment 6572 Sarlat-la-Canéda

Charming T3 Duplex of 54m² in the Heart of the Historic Center of Sarlat Come and discover this magnificent 54m² T3 duplex apartment ideally located in the heart of the historic center of Sarlat. Offering an exceptional living environment and immediate access to all amenities, this property will seduce you with its charm and comfort. Characteristics of the property : Bright living room: Enjoy a pleasant living space bathed in natural light, perfect for your moments of relaxation with family or friends. Independent fitted and equipped kitchen: Hob, hood, oven and dishwasher are at your disposal for a practical and functional kitchen. 1 bedroom with shower room and WC: Located on the first level, this room offers you privacy and comfort with its own shower room. Upstairs, 1 bedroom with bathroom: Ideal for welcoming your guests or for an office space, this additional bedroom is equipped with its own bathroom for maximum convenience. Individual electric heating: Ensure thermal comfort all year round. Additional Information : Currently rented: The accommodation is occupied by a tenant who pays rent of €500 per month, thus offering immediate profitability for a rental investment. Small co-ownership: The co-ownership includes only 3 lots, guaranteeing a calm atmosphere and simplified management. The advantages of this apartment: Privileged location: Located in the heart of historic downtown Sarlat, this duplex allows you to fully enjoy the unique and picturesque atmosphere of the city with its cobbled streets



Annual current expenses 600 €

Well condominium

3 lots in the condominium 135 000 € fees included

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