

## Price on request

### Contact agency

**Félix Immobilier La Médiévale**

4, place du 14 juillet

24200 Sarlat La Canéda

05 53 59 11 86 / felix-immobilier@orange.fr

### For sale apartment

**4 rooms**

**Surface : 85 m²**

**Surface of the living : 24 m²**

**View :** Citadine

**Hot water :** Individuelle gaz

**Inner condition :** excellent

**Standing :** residential

**Building condition :** GOOD

### Features :

double glazing, gated

3 bedroom

1 bathroom

1 WC

1 garage

1 cellar

**Energy class (dpe) :** C

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

Document non contractuel

12/12/2025 - Prix T.T.C



## Apartment 1-384 Sarlat-la-Canéda

**IDEAL LOCATION – SARLAT CITY CENTER – RARE FIND** Move right in: beautiful bright 3-bedroom apartment with garage and cellar Just steps from the historic heart, discover this stunning fully furnished 3-bedroom apartment, offering comfort, plenty of natural light, and practicality. It features an entrance with a closet, a bright living-dining room opening through two French windows onto a pleasant balcony – perfect for enjoying a coffee outside (small table and two chairs). The sleeping area includes a hallway, three spacious bedrooms, a separate toilet, and a bathroom. Additional advantages: Closed garage of 16 m² Ground-floor cellar, ideal for storage (bikes, various equipment) A rare property in the area, perfect as a primary residence, holiday home, or turnkey investment.

**Fees and charges :**

Annual current expenses 1 248 €

Well condominium

12 lots in the condominium

