



AGENCE IMMOBILIERE CIP

☎ 05 53 59 00 73 | nouvelle.cip@wanadoo.fr | www.agence-cip.fr

135 000 €

Buying 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, Calme

2 bedroom

2 showers

1 WC

Document non contractuel

30/04/2025 - 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



more information or to arrange a visit, do not hesitate to contact us now.

Agence Immobilière CIP - 49 rue de la République - 24200 Sarlat

Tél: 05 53 59 00 73 - nouvelle.cip@wanadoo.fr

Annual current expenses 600 €

RCS 452 015 126 Code NAF 703A - SIRET 452 015 126 00017 -

Well condominium

Document non contractuel - Barème de prix disponible sur notre site internet

3 lots in the condominium 135 000 € fees included