

1 140 000 €

Buying chambres d'hôtes

10 rooms

Surface : 380 m²

Surface of the land : 2070 m²

Exposition : Plein sud

View : Citadine

Hot water : Electrique

Inner condition : excellent

External condition : good

Couverture : tiles

Features :

pool, pool house, Jacuzzi spa, fireplace,
double glazing, Alarme, Laundry room,
calm

7 bedroom

2 terraces

5 showers

6 WC

6 parkings

Energy class (dpe) : C

Emission of greenhouse gases (ges) : C

Document non contractuel

02/06/2025 - Prix T.T.C



Chambres d'hôtes 1-353 Sarlat-la-Canéda

EXCEPTIONAL REAL ESTATE COMPLEX OPERATED AS GUEST ROOMS – SARLAT-LA-CANÉDA Located on the heights of Sarlat, just a 5-minute walk from the historic center, this charming property boasts beautiful amenities and unobstructed views of the city. Currently operating as a bed and breakfast, this is a rare opportunity for an investor or a lifestyle project combining comfort and profitability. The main guest house: Ground floor: Spacious entrance opening onto a large, bright living room with an insert fireplace, a fully equipped professional kitchen, two storerooms - laundry rooms, and a separate toilet. A billiard area in the basement completes the layout. First floor: Two large suites, each with private bathroom and separate WC. Second floor: Two other suites of the same standard with private bathroom and separate WC. Quality services: Elevator serving all levels Terraces: one south-facing terrace with a panoramic view of Sarlat, the other with a bioclimatic pergola for enjoying meals outdoors, as well as a fitness area with jacuzzi, sauna and shower. The second house: Ground floor: Entrance to bright living room, separate kitchen, WC with washbasin, hallway with cupboards, storeroom with direct access to the guest house. Upstairs: Two spacious



hower room v
s an office. Ex
(m) to fully en
veral vehicles
peaceful setti
or for a large
Attic: An
nal
orkshop
roperty,
combine

1 140 000 € fees included

Félix Immobilier La Médiévale - 4 place du 14 juillet, 24200 Sarlat La Canéda

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