COLDWELL BANKER
EUROPA REALTY

Apartment Saint-Cyr-sur-Loire 64 m²



SALE PRICE : 359 000 €

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DESCRIPTION

Located in a quiet and sought-after neighborhood of Saint-Cyr-sur-Loire, just steps away from shops, bus lines, and the peaceful banks of the Loire River, this brand-new 2025 apartment sits on the first floor of an elegant, modern, high-end residence (built to RT 2020 standards, fully secured).

Offering 64.70 sqm of living space, it opens onto an entrance hall with a built-in closet and a separate guest toilet. The spacious living area harmoniously brings together a lounge, a dining area, and a kitchen complemented by a very practical adjoining pantry.

The apartment stands out for its two outdoor spaces: a first terrace and a main terrace fitted with integrated planters, offering open, unobstructed views over the city and the treetops along the banks of the Loire.

The sleeping quarters feature two bright bedrooms, each with sliding glass doors, as well as a full bathroom.

Two underground parking spaces and a private storage unit in the basement complete this property.

Exclusive Developer Incentive: Notary fees and agency commissions are fully covered by the developer, who also custom-built bespoke wardrobes. Additional opportunities are available within this premier residence, ranging from one to three-bedroom apartments to signature penthouses.

To discover the floor plans, availability, and bring your project to life:
Contact Teddy TOUALBIA at O6 88 61 82 OO.

Coldwell Banker Turones Properties, your luxury real estate agency located in Tours. Specialists in exceptional properties, whatever the nature of the estate, we guide our clients through their real estate journeys with bespoke service, combining expertise, discretion, and excellence through our international network and deep knowledge of the local market.

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FEATURES

Property type:	Apartment	Area:	64.7 m²	Elevator:	Oui
Number of units:	78	Number of rooms:	3 rooms	Number of bedrooms:	2 bedrooms

Information on the risks to which this property is exposed is available on the Géorisques website: www.georisques.gouv.fr

ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): C 62

Greenhouse gas emissions (GHG) index: C 12

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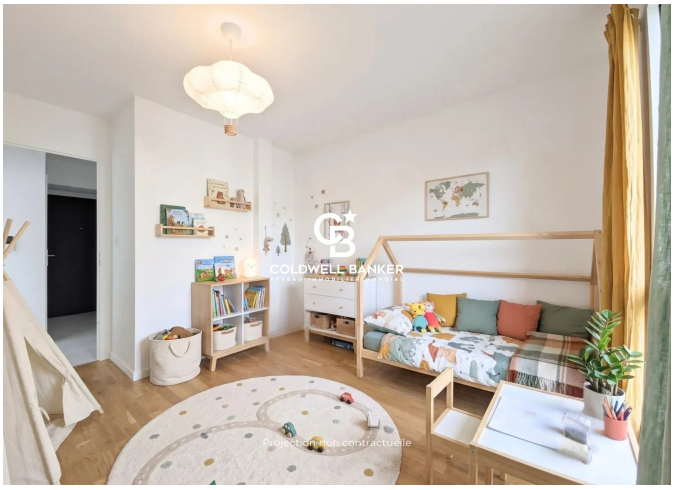
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