COLDWELL BANKER
EUROPA REALTY

Apartment Saint-Cyr-sur-Loire 79 m²



SALE PRICE : 465 000 €

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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 garden level of an elegant, modern, high-end residence (built to RT 2020 standards, fully secured). The building's entrance hall is enhanced by an original contemporary artwork created by a Nantes-based artist.

Offering 79.20 sqm of living space, the property opens onto an entrance hall leading to an independent accessible guest toilet and a full bathroom with toilet. A private hallway thoughtfully isolates the sleeping quarters from the reception area. The generous living space, flooded with natural light through two sliding glass doors, brings together a lounge, dining area, and open kitchen with an adjoining practical pantry.

The living area leads directly onto a covered, tiled terrace overlooking a large, fully enclosed private garden.

The sleeping area comprises two bedrooms bathed in sunlight thanks to their prime South-facing exposure and tall windows opening onto the garden. This includes a master suite complete with its own private en-suite shower room.

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

Exclusive Developer Incentive: Notary fees and agency commissions are fully covered by the developer, who also includes 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:	79.2 m²	Elevator:	Oui
Number of units:	78	Number of rooms:	4 rooms	Number of bedrooms:	3 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): B 42

Greenhouse gas emissions (GHG) index: B 8

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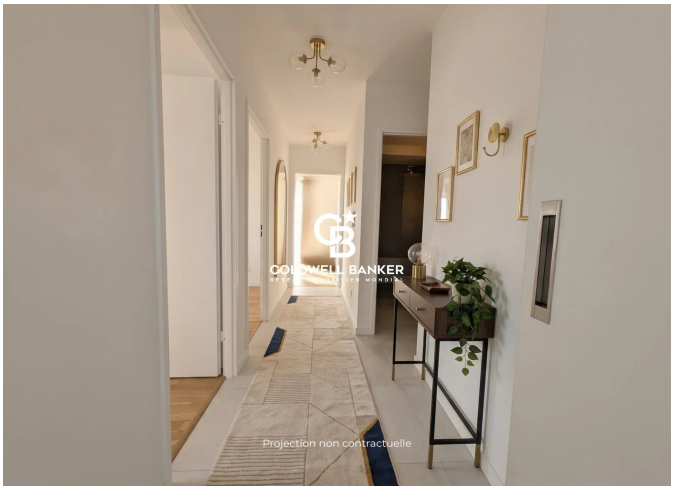
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