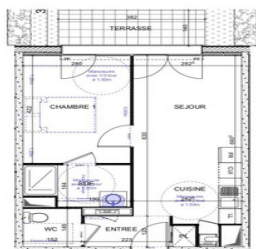


## Stunning new built 2 bedroom apartment in a green and elegant residence for sale - St-Cyr-Sur-Loire



## INFORMATION

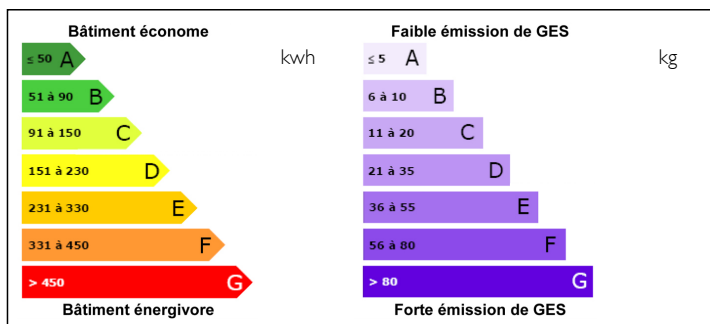
Town:	Saint-Cyr-sur-Loire
Department:	Indre-et-Loire
Bed:	1
Bath:	1
Floor:	41 m <sup>2</sup>
Outside Space:	21 m <sup>2</sup>



## IN BRIEF

Great opportunity to invest in a beautiful and light filled new built apartment with one bedroom, an equipped kitchen and a living room, garden and terrace and two covered parking places. The high-class residence is exceptionally settled in a green oasis in the middle of a very prized city : Saint-Cyr-Sur-Loire.

## ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.

## DESCRIPTION

The above price is exclusive of VAT (20%).

Apartment on the ground floor with a garden area of 25m<sup>2</sup> and a terrace of 5m<sup>2</sup> to enjoy the sun and the surrounding nature. The set presents 40m<sup>2</sup> of living space.

The bedroom has built-in storage and can accommodate a double bed.

All windows are double glazed with motorized shutters.

The fully equipped kitchen is included in the apartment at no extra cost, several colors and modern fittings are available.

Laminate floor is provided in the bedroom and in the living room for a very modern and classy finish.

The heating system is gas, allowing control of the ecological impact of the residence.

The architecture of the building is designed to create an atmosphere of purity and calm. The natural stone construction with attics recalls the typical architecture of our region and brings a touch of authenticity. The environment is green and will allow you to experience village life near the shopping areas and the city center of the metropolis of Tours.

St Cyr Sur Loire is a very prized city, residential, calm with a peaceful atmosphere.

All amenities are available within walking distance.

In the same residence, other one-bedroom apartments are available from €219,900, ranging from 40 to 47m<sup>2</sup> of livable space with garden and patio or terrace. Possibility ground floor or 1st floor.

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

## NOTES