LEGGETT IMMOBILIER INTERNATIONAL

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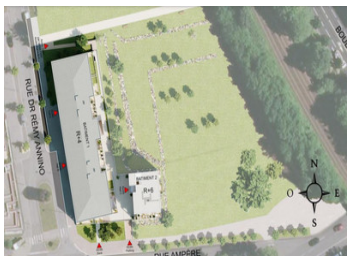
Price: 217 071 EUR

agency fees to be paid by the seller

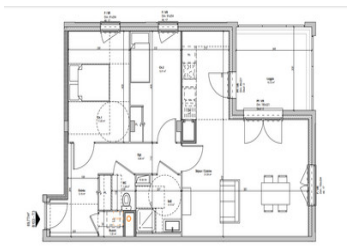
Light filled 2 bedroom new build apartment for sale in St Etienne with large loggia and parking.











INFORMATION

Town:	Saint-Étienne
Department:	Loire
Bed:	2
Bath:	1
Floor:	69.77 m2
Outside Space:	11 m2

IN BRIEF

A modern off plan 2 bedroom, 1 bathroom apartment of 69.77m2 for sale in a small development in St Etienne. Private underground parking and a lovely loggia of 11m2. The 58 new apartments are spread over 2 buildings of 4 and 6 storeys and range from studio to 4 bedrooms. Located in the innovative district of La Manufacture, close to the tramway, bus and train lines.
Delivery date November 2025.

ENERGY - DPE

DPE not required.

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.

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DESCRIPTION

The apartment ref: B103
Entry with laundry room and built in storage
Open plan double aspect living area and kitchen of 31.54m2
Bedroom - 11.45m2
Bedroom 2 - 9.31m2

Built in storage throughout
Laundry room
Shower room - 4.13m2
Independent WC
Total area: 80.49m2 inc loggia

Newbuild apartments such as this conform to all the latest sound and energy regulations and are a popular choice with their 10 year guarantee.

Only 60km from Lyon, Saint-Étienne is a small scale city, pleasant to live in. There are all the benefits of a unique natural environment, being on the doorstep of the Regional Natural Park of Pilat and the Gorges de la Loire. For entertainment, there is a rich social and cultural life. The city center is home to many bars and restaurants, an art cinema, several concert halls ...

The area:
In a sought after location in the Manufacture district where creation, innovation and the art of living abound. This forward-looking address is driven by the international influence of the Cité du Design and the nearby university centre. The residence is well connected to urban transport: TER train station, tram and bus lines, all within an 8-minute walk.

Transport/ Access
Bus stops just by the residence
Tram 5 minutes on foot
Two train stations - 5 and 15 minutes on foot
A27 motorway - 5 minutes by car

The development:
The residence with elegant contemporary lines

NOTES