COLDWELL BANKER
EUROPA REALTY

House Tours 151 m²



SALE PRICE : 676 000 €

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DESCRIPTION

Discover an unexpected address, a creation signed by Gilles Bertrand where the city's hustle and bustle fades into a haven of serenity in the heart of Tours.

Concealed behind a porte-cochère in one of the quiet streets of the highly sought-after Prébendes neighborhood, this contemporary architect-designed home offers rare discretion just steps from the city center, flooded with natural light and defined by its clean lines.

The house unfolds around a fluid design, centered on natural light. From the entrance, the high ceilings introduce the impressive volumes of the space. Opening onto the vast living room, bathed in sunlight from the landscaped patio's glass ceiling and large bay windows, it offers a beautiful reception area. The kitchen integrates with elegant sobriety into this open plan. An intimate lounge, dedicated to relaxation, completes this level. Everything is designed for comfort and technological discretion, featuring a connected Sonos audio system in every room for total sound immersion.

The upper floor, accessible via an open staircase, maintains this visual connection. Overlooking the living room, a mezzanine offers a traversing perspective of the patio and the garden, perfectly illustrating the home's architectural flow. The bedroom features a custom dressing room, accompanied by a full bathroom (shower, bathtub, and toilet).

The landscaped garden, bordered by period stone walls, provides a striking contrast to the clean lines of the modern architecture. An olive tree and various plant species inhabit this space, while the wooden terrace invites you to enjoy summer evenings.

The covered porch allows for the secure parking of two vehicles—a major asset in this neighborhood.

More than just a residence, it is a living, breathing architectural work of art, combining the rarity of a highly coveted address with the exacting standards of contemporary comfort. An exceptional touch of modernity in the heart of a historic neighborhood.

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FEATURES

Property type:	House	Area:	151.0 m²	Property tax:	€1.00
Number of rooms:	3 rooms	Number of bedrooms:	1 bedroom		

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 48

Greenhouse gas emissions (GHG) index: B 8

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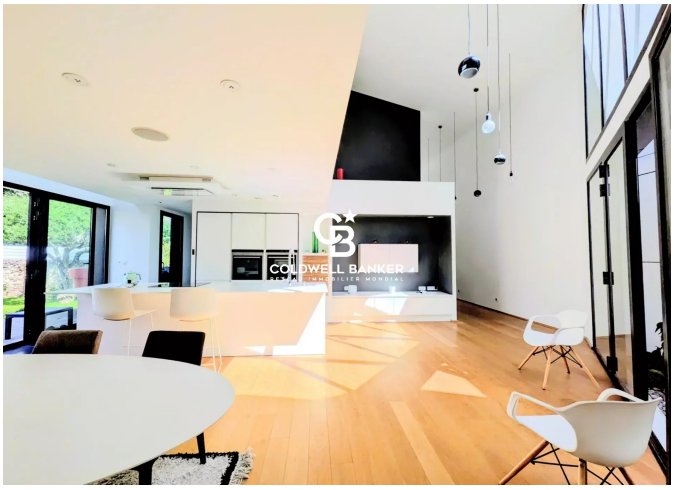

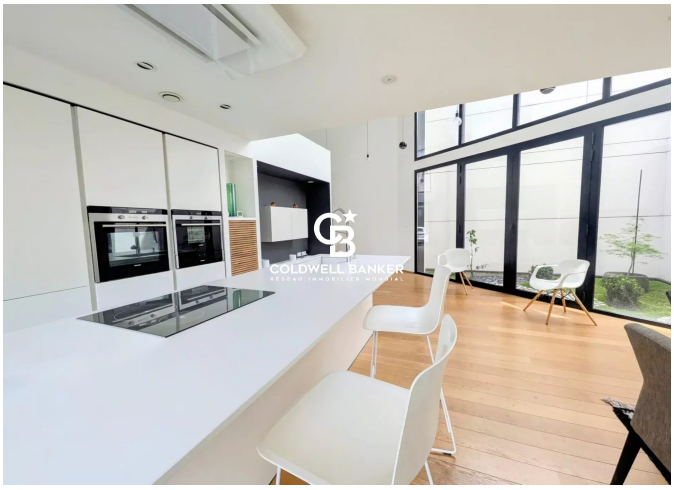

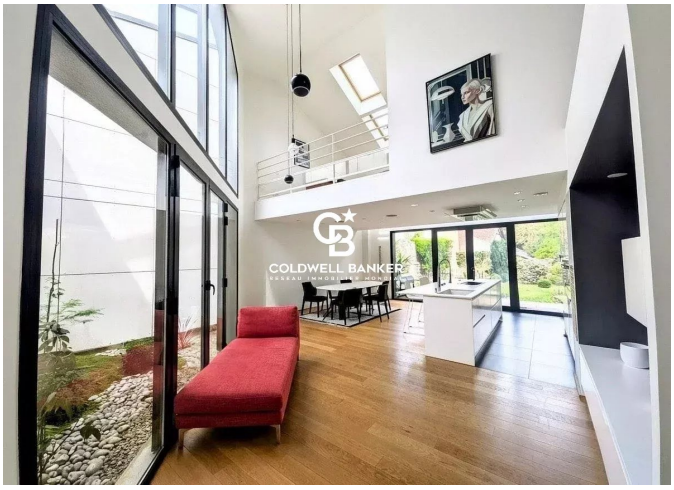





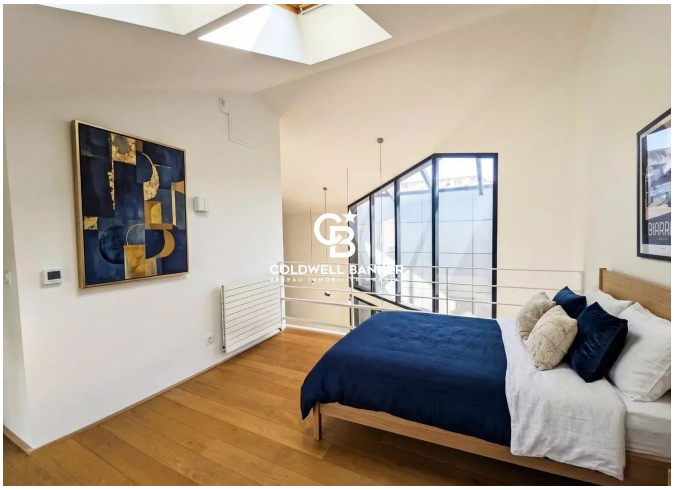

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