COLDWELL BANKER
EUROPA REALTY

House Tours 108 m²



SALE PRICE : 360 000 €

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EXCLUSIVITY

47 Rue de la Scellerie
France, 37000, Tours

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DESCRIPTION

Rediscover the peaceful charm of the countryside without leaving Tours—just a 3 to 4-minute walk from the tramway and steps away from local shops. This is the promise of this property, set on a rare, tree-filled 1,450 sqm plot. The garden is guarded by a officially protected strawberry tree (arbousier) with gnarled trunks forming a stunning natural canopy.

The real highlight lies in the garden: an outbuilding boasting authentic Touraine charm, complete with exposed beams, a wood-burning stove, a fitted kitchen, and a garage. Its conversion-ready upper floor offers endless possibilities (guest suite, studio, home office, extra bedrooms, rental investment, etc.).

The main house features a clear and functional layout:
On the first floor, you will find the living room, a separate fully-equipped kitchen, two spacious bedrooms with solid hardwood flooring, a shower room, and a separate toilet.

On the ground/garden level, the full basement includes a garage, a boiler room, an authentic gravel-floor wine cellar, and a versatile multi-purpose room with water inlets and drainage (ideal for a bedroom with an en-suite shower room, an office, a laundry room, or a playroom).

To complete the grounds, the property includes a solid masonry garden shed featuring a glass canopy, a dedicated tool shed, and a large carport suitable for a motorhome, all set within a peaceful and family-friendly environment.

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FEATURES

Property type:	House	Area:	108.0 m²	Property tax:	€2.00
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): D 171

Greenhouse gas emissions (GHG) index: D 37

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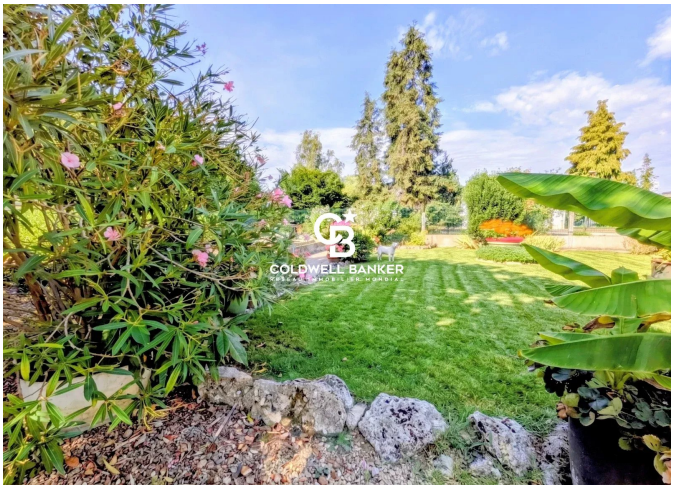











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