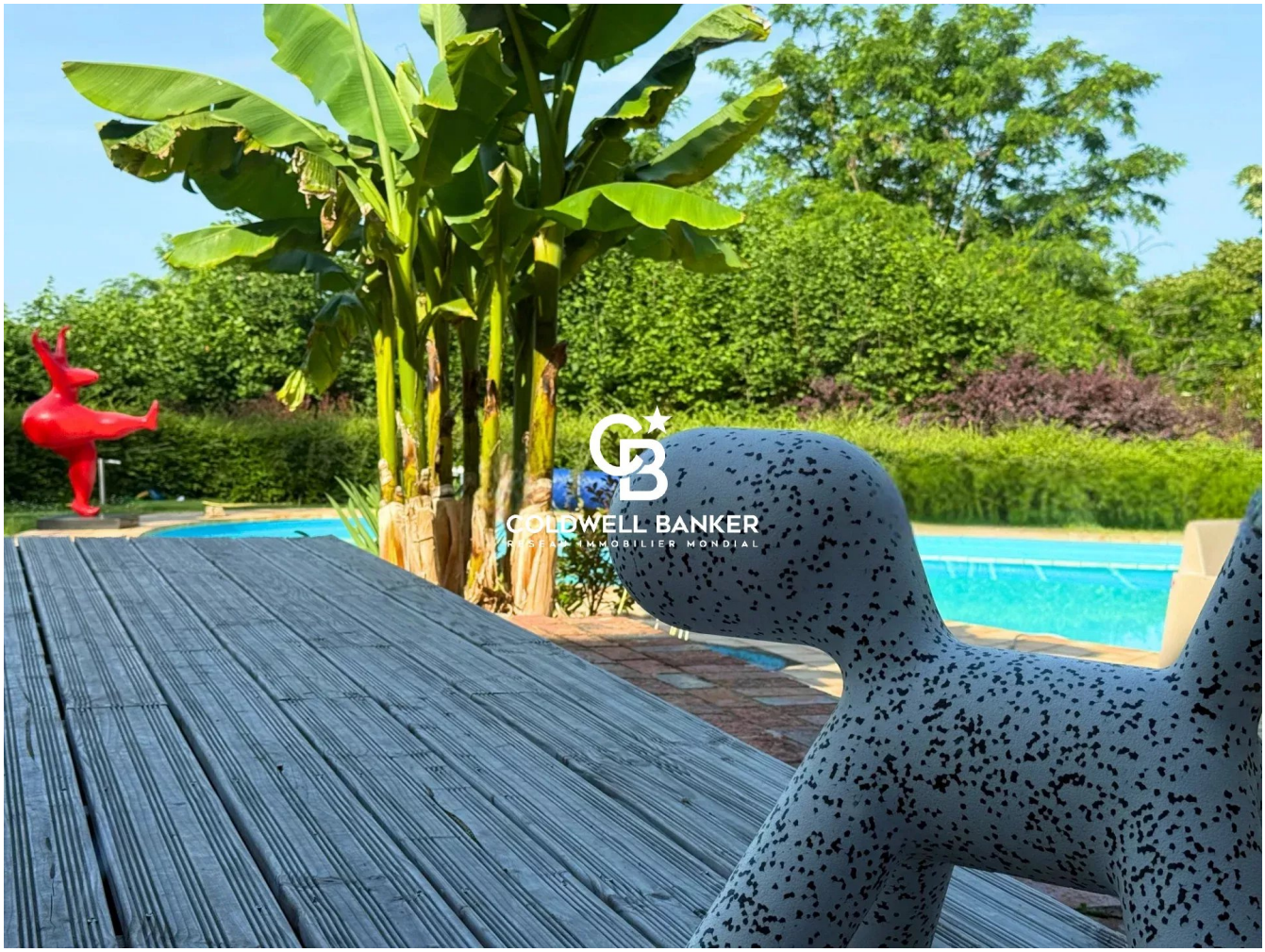
COLDWELL BANKER
EUROPA REALTY

House Tours 245 m²



SALE PRICE : 950 000 €

EMAIL : MELANIE.COLSON@COLDWELLBANKER.FR

EXCLUSIVITY

47 Rue de la Scellerie
France, 37000, Tours

PHONE : +33246676559
melanie.colson@coldwellbanker.fr

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DESCRIPTION

Elegance Suspended Between Sky and Loire
Nestled on the highly sought-after heights of Tours, this exclusive 1980s villa-style property perfectly embodies the art of living and daily escape. Proudly overlooking the city and its majestic river, it offers a continuous, ever-changing spectacle. Here, the floor-to-ceiling glass windows are far more than mere openings: they act as living frames, capturing a seasonal masterpiece and instantly inspiring a sense of serenity.

The vast, fully air-conditioned living spaces are designed around a striking three-sided fireplace. Extending from this space, discover a high-end kitchen by the renowned Italian designer Harmony. Fully equipped and featuring its own large picture window overlooking the outdoors, it turns every shared moment into a culinary experience against a panoramic backdrop. Thoughtfully designed for ultimate comfort, this level allows for single-story living (vie de plain-pied) thanks to a superb primary suite complete with a walk-in closet and private bathroom.

Upstairs, the immersive experience continues. A light-filled mezzanine—ideal for a game room or lounge—is crowned by a panoramic skylight overlooking the grounds and the city, leading to the sleeping quarters. There, you will find two sprawling 30 m² (approx. 320 sq. ft.) bedrooms, boasting double and triple exposures as well as the comfort of air conditioning, a separate shower room, and an independent restroom. An elegant guest bedroom with its own open-concept shower room completes this level.

The lower level reveals a meticulously optimized full basement dedicated to wellness, sports, and relaxation, featuring a private sauna. A functional entrance hall with extensive custom built-in closets leads to a laundry room and an authentic, gravel-floored wine cellar for connoisseurs. This level also includes a cozy guest room (windowless bedroom) with its own private shower room, a versatile multi-purpose room (perfect for a workshop, music studio, or spare bedroom), and a vast unfinished room with direct outdoor access, opening the door to your most exclusive design projects.

The landscaped grounds form a lush, wooded sanctuary, equipped with an automatic watering system and subtle lighting that enhances the estate after dark. The centerpiece of the outdoor area is the fully automated saltwater swimming pool, which appears suspended over the city. These outdoor amenities are complemented by two terraces, each offering a truly unique vantage point.

Parking has been masterfully designed for hosting: the property features two private gated entrances, a 2-car carport, and a courtyard that easily accommodates up to 5 guest vehicles while remaining discreet to preserve the unobstructed views. A rare 52 m² (approx. 560 sq. ft.) detached cave/outbuilding completes this exceptional estate.

A rare architectural signature, offering a confidential haven of peace just 8 minutes from the heart of Tours.

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FEATURES

Property type:	House	Area:	245.0 m²	Property tax:	€2.00
Number of rooms:	5 rooms	Number of bedrooms:	4 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 93

Greenhouse gas emissions (GHG) index: A 3

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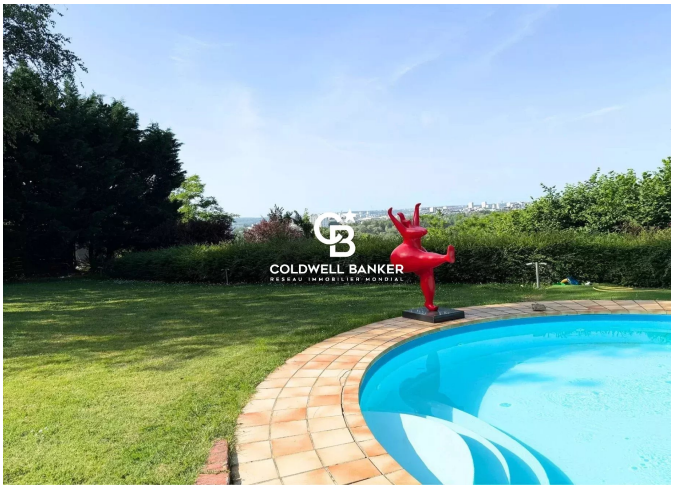



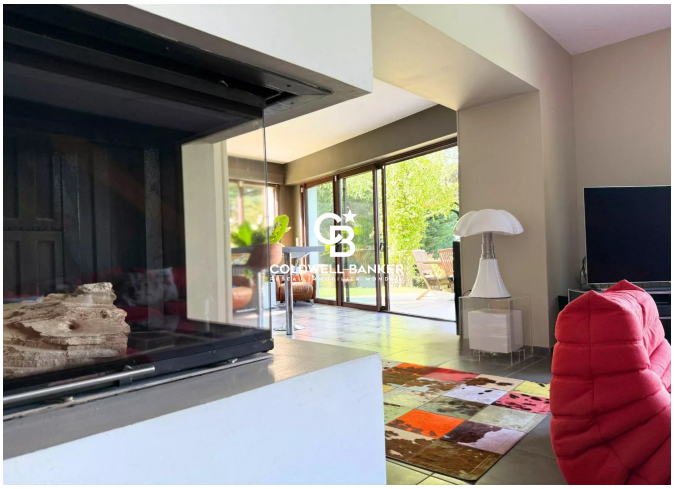



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