



## Incredible Modern New Build House - 305sqm with Indoor Swimming Pool - in Tours!



### Agent Info

Naam:	ArKadia
Bedrijfsnaam:	
Mistlampen:	United Kingdom
Telefoon:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Advertentie details

Vastgoed voor:	Koop
Prijs:	USD 1,642,883.33

### Locatie

Aanbevolen Auto Onderdelen:	France
Staat/Regio/Pronvincie:	Centre-Val de Loire
Plaats:	Tours
Postcode:	37000
Geplaatst:	07-11-2024
Omschrijving:	

### Summary

Luxurious Property 15 Minutes from Tours!

Located just 15 minutes from Tours, next to a grand chateau, this exquisite property offers the perfect blend of modern luxury and timeless charm.

### Key Features:

- \* Luxurious specifications throughout
- \* Double solar-paneled garage
- \* Remote-controlled gate for added security
- \* Double glazed windows providing energy efficiency and comfort
- \* Interior heated swimming pool and a spacious games room for entertainment
- \* High ceilings that create an open and airy atmosphere
- \* A mezzanine floor adding a unique touch and beautiful outlook from upstairs down to your living area
- \* Modern and fully equipped kitchen and modern and stylish bathrooms with smart toilets
- \* Reversible heat pump for efficient heating and cooling
- \* Thermodynamic water heater
- \* Convenient remote control for various appliances
- \* Smart toilets with remote control features
- \* Solid wood parquet floors for a touch of elegance



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- \* Beautifully landscaped gardens, customizable to your preferences
  - \* A wide selection of colors and finishings to make the home uniquely yours

## Property Layout:

### Ground Floor:

Spacious Entrance Hall: 15 m<sup>2</sup>  
Generous Lounge: 47 m<sup>2</sup>  
Kitchen / Dining Area: 25 m<sup>2</sup>  
Pool area: 47 m<sup>2</sup>  
Games room: 17 m<sup>2</sup>  
WC and changing room: 7 m<sup>2</sup>  
Total Ground Floor Area: 158 m<sup>2</sup>

### First Floor:

Stairs landing/sitting area: 19 m<sup>2</sup>  
Room 1: 24 m<sup>2</sup>  
Room 2: 10 m<sup>2</sup>  
Room 3: 37 m<sup>2</sup>  
En-suite room 3: 14 m<sup>2</sup>  
Dressing room: 11 m<sup>2</sup>  
Internal balcony/sitting room: 15 m<sup>2</sup>  
Total First Floor Area: 147 m<sup>2</sup>

Total Living Space: 305 m<sup>2</sup>

### Outdoor Space:

Land area of 6 600 square meters  
Landscaped garden and untouched woodland offering a serene natural setting

This magnificent property combines modern convenience with picturesque surroundings, making it an ideal place to call home. Don't miss the opportunity to experience the best of both worlds - modern luxury and the charm of the French countryside. Contact us today to arrange a viewing and make this exceptional property your own.

## **Algemeen**

Slaapkamers:	3
Badkamers:	8
Afgewerkte vierkante meter:	305 m <sup>2</sup>
Lot Afmeting:	6600 m <sup>2</sup>

## **Building details**

Parking:	Ja
Number of Garages:	1
Outdoor Amenities:	Pool



## **Lease terms**

Date Available:

## **Additionele informatie**

Website URL:

[http://www.arkadia.com/PFYR-T165333/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/PFYR-T165333/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## **Contact information**

IMLIX ID:

1692-grange

