

Spacious family home with garden in TOURS, possibility to split into two apartments, close to tram, parking



INFORMATION

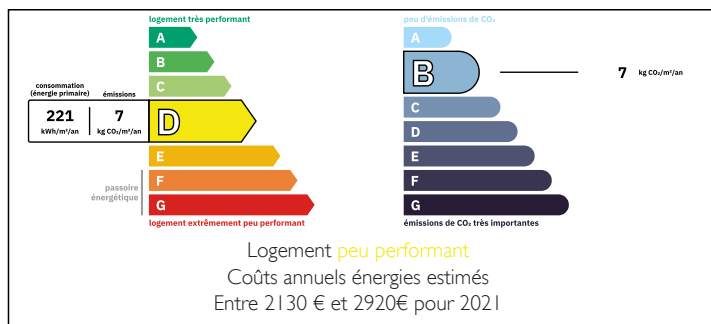
Town:	Tours
Department:	Indre-et-Loire
Bed:	5
Bath:	2
Floor:	140 m2
Plot Size:	927 m2



IN BRIEF

Very practical modern home which would work well for a family or for an owner wanting to generate a rental income. The property has been modernised offering an open plan living/kitchen/dining space with large glass doors opening to a private garden, which is a rare benefit in the city. The ground floor parental suite also has glass doors opening into the garden, and the upstairs (rear) bedrooms have access to a long balcony overlooking the garden. TOURS is a city of 137,000 population, big enough to offer all the services needed (several hospital sites, university, airport, TGV high speed rail services (Paris 55 minutes), easy access to two motorways the A10 Paris/Bordeaux and the A85 West/East. It is also a city of culture with stunning architecture, several Chateaux in close distance, theatre / opera / pop concerts, and being..

ENERGY - DPE



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.



DESCRIPTION

Entrance :

Gates from the road into a private courtyard suitable for parking 3 vehicles.

Ground floor accommodation :

Spacious living/dining/kitchen 30,15 m2 overlooking the garden

Reception room (currently used as office for receiving outside visitors) 11,2 m2

Bedroom with walk-in wardrobe 12,15 m2 overlooking the garden

WC and shower room

Laundry and storage space

1st floor accommodation :

To the left a door leads to a self contained apartment comprising bedroom 1 (12,24m2) and bedroom 2 (10,8m2), a kitchen/diner (11m2) and a WC and shower room.

To the right are two further bedrooms (12m2 and 11m2) with a WC and basin.

LOCAL TAXES

Taxe habitation: EUR

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

NOTES