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Property Reference: **MFH-LOR2040N**

## 19th century Manoir with large garden and views over Tours Tours, Indre-et-Loire, Loire Valley



# €1,450,000

inc. of agency fees

**10 Beds**   **2 Baths**   **350 sqm**   **4200**  
sqm

19 century French Manoir set in 1 acres in one of the best residential areas with views over Tours ...

### At a Glance

<b>Reference</b>	MFH-LOR2040N	<b>Near to</b>	Tours	<b>Price</b>	€1,450,000
<b>Bed</b>	10	<b>Bath</b>	2	<b>Hab.Space</b>	350 sqm
<b>Land</b>	4200 sqm	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

Properties like this one are rare on the market; located in one of the best residential areas of Tours with excellent access to all the amenities and sights this superb city has to offer with a large private park of over 1 acre this impressive home has plenty of internal space to house family and guests and of course those large reception rooms to entertain.

#### THE ACCOMMODATION

Owned by the current owners for 2 generations the main house has undergone a significant refurbishment with the roof and facade being completely redone by local specialists in recent years. The central heating system was replaced under 5 years ago and is of the “vapeur” type that you find in high class hotels world.

The formal entrance hall with marble tiled floor distributes to the study with fireplace and garden views, oak stairs to the upper floors, fitted kitchen, wc, lounge with bay fronted windows, ornate mouldings, feature marble fireplace and parquet flooring which leads on to the dining hall (recently redecorated) with ornate original stained glass windows, fireplace, parquet flooring and doors to the garden terrace as well as access to the rear staircase to the cellar and kitchen area.

The 1st floor is home to marble family bathroom, wc and 3 bedrooms (2 double and 1 single) each one with marble fireplace and a large master bedroom with bay window and those magnificent views over the park and Tours beyond. On this floor there is scope to create a master suite with private bathroom & wc.

The 2nd floor with oak parquet flooring has a central corridor providing easy access to the 3 bedrooms with marble fireplaces, bathroom and wc. The 3rd floor (previous staff quarters) has 3 bedrooms one in the tower room with exposed beam work, a wc/washroom.

The basement floor (garden level) had a self-contained guardians quarters and today retains a 2nd kitchen, lounge and “summer room” and underneath is a small wine cellar.

## **OUTSIDE**

Outside the property is completely enclosed with large electric double gates to the one way street beyond. There is a good sized “double+” garage with courtyard parking area. Graveled parking space, park with mature specimen trees, small pond, gazebo, some woodland and a fruit garden. The former water tower is still present and along with its sizeable “garden workshop” could be perhaps made into extra independent living space.

## **ABOUT THE AREA**

A very short drive into the heart of Tours (public transport is available) and a good selection of local amenities. Tours itself (birth place of the modern French language, “2nd Rome3 in Julius Caesars rein and today a lively university city known for its culture and elegance in the heart of the popular Loire Valley.

Our favourite of the “Golden Triangle” (Le Mans, Angers, Tours) Loire Valley cities and a visit or short stay will quickly allow you to see why. TGV access to Paris in circa 1h and fantastic motorway infrastructure putting France and the rest of Europe on your doorstep.

## Environment & Surroundings

Near Airport/Ferries?	✓
Near to Shops?	✓
Near to Schools?	✓
Public Transport?	✓
Near to a Golf Course?	✓
Lake or River View?	✓

## And Before You Ask

Exposure:	South
Year of Renovation:	2000
Condition:	Ready to move in
Heating System:	Other
Reason for selling:	Other
Currently lived in:	Yes
Condition of Roof:	Recent
Drainage:	Connected to mains town system
Gas Supply:	Mains town

## Key Information

Property type:	Mansion
Bedrooms:	10
Bathrooms	2
Price	€1,450,000
Address	Tours, Indre-et-Loire, Loire Valley

## Additional Information

Year Built:	1800
Internal Area:	350 sqm
Land Area:	4200 sqm
Floor:	4
How many Outbuildings:	3
Number of Fireplaces:	8
Has a Wine Cellar	Yes
Has Attic Space:	Yes
Has an Office / Study?	Yes
Has a Garden	Yes
Has a Terrace?	Yes
Has ADSL/Broadband?	Yes

## Gallery











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