

Two bedroom townhouse with outbuildings to update in Richelieu.



INFORMATION

Town:	Richelieu
Department:	Indre-et-Loire
Bed:	2
Bath:	1
Floor:	54 m2
Plot Size:	0 m2

IN BRIEF

In the centre of Richelieu, this town house with outbuildings is a great lock-up-and-leave property for either a permanent or holiday home.

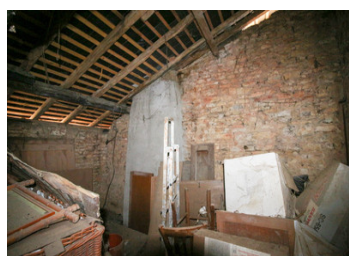


ENERGY - DPE

DPE not required.

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

A town house (54m²) to update.

On the ground floor: a living room/kitchen (19m²)

On the first floor: a bathroom (6m²) with hand basin, small bath and WC and a bedroom (15m²)

On the second floor: a bedroom (14m²) and an attic (10.5m²) suitable for conversion

Outbuildings and a small courtyard accessible by an outside corridor

Richelieu, the historic walled town was built for the infamous Cardinal, made famous by Alexandre Dumas in his novel about the Three Musketeers. While the Cardinal's château no longer exists, the beautiful park and some of the original buildings remain. Easily accessible from the UK -TGV Paris to Tours 55 minutes; Regular low cost flights to Tours and Poitiers; A85/A10 motorways allow access to the ferry port of Caen in 3 hours. For those planning to run a business the area is very attractive to tourists given the proximity to the Loire Valley châteaux and wineries.

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

LOCAL TAXES

Taxe habitation: EUR

NOTES