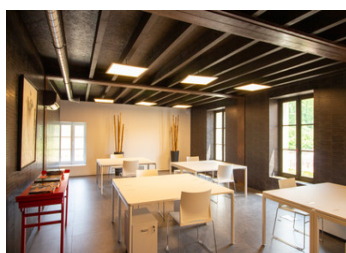
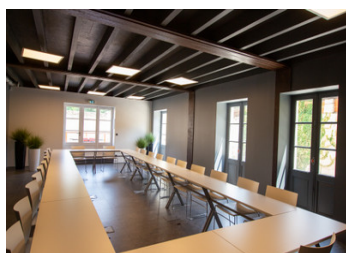


Beautiful private mansion converted into a professional space in the centre of Richelieu.



INFORMATION

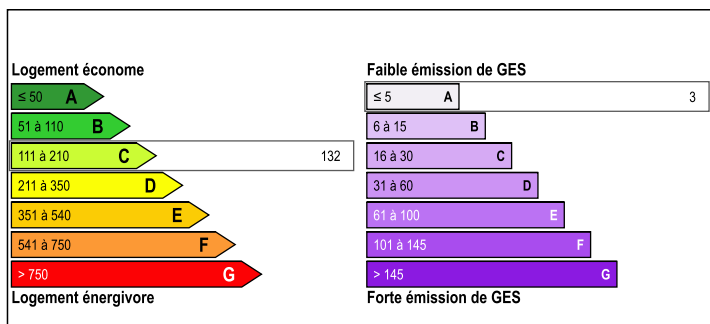
Town:	Richelieu
Department:	Indre-et-Loire
Bed:	0
Bath:	0
Floor:	325 m2
Plot Size:	262 m2



IN BRIEF

Combining the charm of the old but renovated with modern comforts, this grand town house in the heart of Richelieu, overlooking the covered market and square, was restored in 2018 by local craftsmen and transformed into a professional working space. The property is being sold as an SCI.

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

On the ground floor, in the entrance with fitted kitchen (30m²), there is a WC (4m²) and plant room (4m²). A door takes you to a room (60m²) opening onto a lovely terrace which overlooks the river. Up the wooden staircase, to the first floor, stairs to the right lead to a room (58m²) with view over the river and to the left, a hallway (19m²) with two WC's and another room (35m²) with views to the town. Continuing up the staircase to the second floor, there are a further two rooms, one (61m²) with view over the river and the other (54m²) with views over the town.

Technical : Air heat pump heating with air conditioning; Surveillance system installed; Fibre connected; Connected to mains drainage.

* There is also the possibility of purchasing a fully renovated studio apartment (35m²).

NOTES

The historic walled town of Richelieu has all the amenities you require including bakers, pharmacy, supermarket, cinema, banks, restaurants and bars and a weekly market on a Friday. The town has regular brocantes, antique fairs and art exhibitions throughout the year as well as other bi-annual festivals. The perfect location for visiting the Loire Valley châteaux and vineyards, the property also benefits from easy TGV routes to Paris from Tours (just under an hour) and Chatellerault (1 hour 20 minutes); regular low-cost flights to UK from Tours and Poitiers airports, both of which are approximately 45 minutes away, and it is just 3 hours from the...