

Two/three bedroom town house with garden and separate garage in the walls of Richelieu to update.

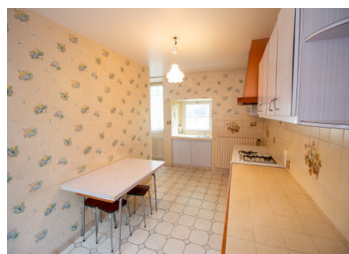


INFORMATION

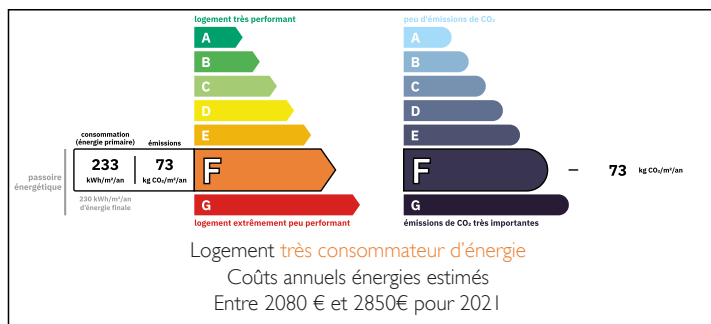
Town:	Richelieu
Department:	Indre-et-Loire
Bed:	3
Bath:	1
Floor:	113 m2
Plot Size:	342 m2

IN BRIEF

Opportunity to put your own stamp on this bright, spacious townhouse with west facing garden and separate garage in the historic walls of Richelieu. The property is ideally located to for all the amenities that the town offers.

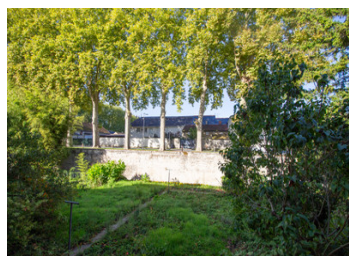


ENERGY - DPE



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.



LOCAL TAXES

Taxe foncière: 949 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Entering directly into the kitchen (12.5 m²) there are windows to the front and garden and a door leading to steps down to the garden. To the left is the living room (23 m²) with door and window to the front. Continuing through, the entrance hall (5 m²) has a door to the front and the staircase to the first floor. Under the stairs is a WC (1 m²) and there is a door leading out to steps to the garden. There is also a bedroom (13 m²) with shower and washbasin and window to the garden. Upstairs, to the right is a bedroom (14 m²) with window over the garden. Ahead, the bathroom (6 m²) with bath, washbasin and shower has a window to the front of the property. To the left is a bedroom (34 m²) with a partition dividing the bedroom in two parts and windows to the front and garden. The basement, accessed from the garden is in three parts : a space housing the oil-fired boiler (10 m²), a space housing the oil storage (11 m²) and cellar (31 m²). The garden in the moat is mostly laid to lawn with flower beds. There is also a separate garage (14 m²) with attic above further down the street.

The property is in the heart of Cardinal Richelieu's historic walled town which has all the amenities you require including butchers, bakers, pharmacies, supermarket, cinema, banks etc and benefits from weekly markets...