

Two-bedroom, two-bathroom house in the centre of Richelieu, ready to enjoy. Sold furnished.

EXCLUSIVE



INFORMATION

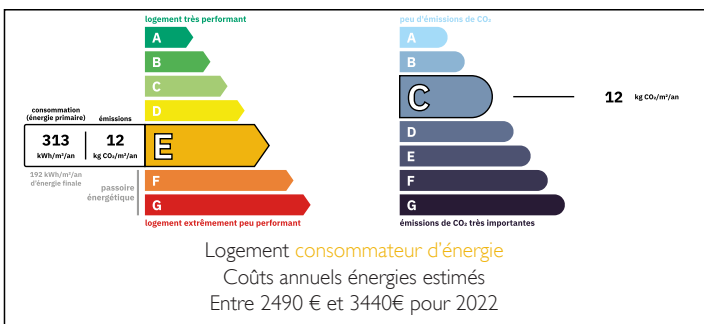
Town:	Richelieu
Department:	Indre-et-Loire
Bed:	2
Bath:	2
Floor:	88 m ²
Plot Size:	55 m ²



IN BRIEF

If you are looking for a charming, low-maintenance lock-up-and-leave property, this furnished two-bedroom, two-bathroom house in the heart of Richelieu is not to be missed.

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

You enter directly into the living room (24m²), which leads up to a fully fitted and equipped kitchen (14m²).

A staircase rises to a small landing (1m²). To the left is a generous bedroom (23m²) with beautiful fireplace and doors opening onto a balcony. To the right of the landing is a shower room (8m²) with shower, washbasin and WC, along with a useful understairs cupboard (2m²).

Continuing to the second floor, another landing (5m²) leads to a second shower room (3.5m²) with shower, washbasin, WC and storage space (1.5m²), and to the second bedroom (16.5m²).

Although the property does not have a garden or courtyard, Richelieu's beautiful park is just a few minutes' walk away.

The historic, walled town of Richelieu offers all essential amenities, including pharmacies, a supermarket, cinema, banks, restaurants, bars, and a vibrant weekly Friday market. Throughout the year the town hosts brocantes, antique fairs, art exhibitions and bi-annual festivals, creating a lively and cultural atmosphere.

Ideally located for exploring the Loire Valley's châteaux and vineyards, the property also enjoys excellent transport links: TGV trains to Paris from Tours (just under an hour) and Châtelleraut (around 1 hour 20 minutes); low-cost flights to the UK from Tours and Poitiers airports (each approximately 45 minutes away); and easy access to the Caen–Ouistreham ferry port in around three hours.

Measurements are approximate and not contractual.

Information about risks to which this property is

LOCAL TAXES

Taxe habitation: EUR

NOTES