

Two bedroom duplex apartment in the heart of the historic town of Richelieu.



## INFORMATION

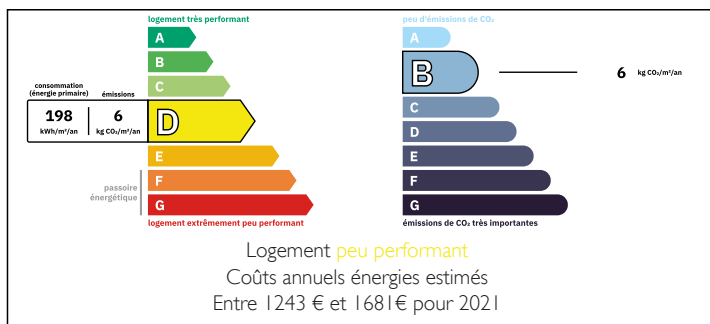
Town:	Richelieu
Department:	Indre-et-Loire
Bed:	2
Bath:	1
Floor:	103 m2
Plot Size:	0 m2

## IN BRIEF

This luminous apartment with two bedrooms over the first and second floors, offers wonderful views over place du Marché and is a perfect lock up and leave or rental property.

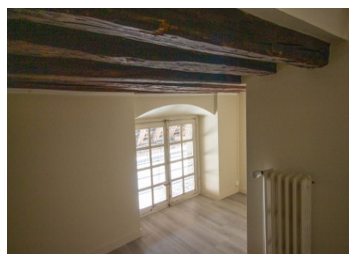


## ENERGY - DPE



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

Entering up a staircase, you arrive directly to the living room (32m<sup>2</sup>) with fireplace. A window overlooks place du Marché and there is also a window and door with balcony to the Grande Rue. Up a couple stairs, you reach the kitchen (17m<sup>2</sup>) with sink and door with balcony to the Grande Rue. It will be necessary for the new owner of the property to fit kitchen units and add electrical appliances. Back in the living room, stairs lead to a WC (1m<sup>2</sup>) and continue to a landing (2m<sup>2</sup>) off which is a bedroom (20m<sup>2</sup>) with windows, again with lovely views over place du Marché. There is a bathroom (8m<sup>2</sup>) with double-sinks and bath. Up a couple of steps from the bathroom is a second bedroom (16m<sup>2</sup>) with window to the Grande Rue. Continuing through off a small landing is another small room (7m<sup>2</sup>) which could be converted to create an additional bathroom. A flight of stairs takes you back down into the kitchen. There is a large attic which could also be converted, if desired. The property has a warm/cold air heating system. Possibility to park in the communal courtyard.

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...

## LOCAL TAXES

Taxe habitation: EUR

## NOTES