

Elegant 2 bedroom/bathroom house in the centre of historic Richelieu

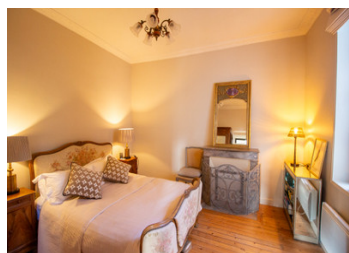
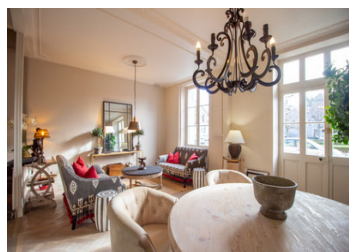


INFORMATION

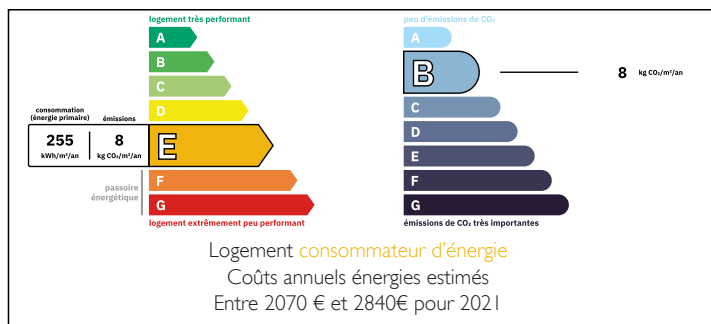
Town:	Richelieu
Department:	Indre-et-Loire
Bed:	2
Bath:	2
Floor:	115 m2
Plot Size:	59 m2

IN BRIEF

Situated in the heart of the historic walled town of Richelieu, this elegant property offers generous accommodation over three levels. This beautifully decorated property has design features like comicing, ceiling roses, lovely doors, a wooden staircase, as well as wood flooring on both the ground and first floors. It is perfect if you are looking for a property where you can just unpack your suitcase and relax.

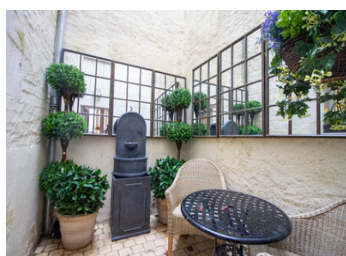
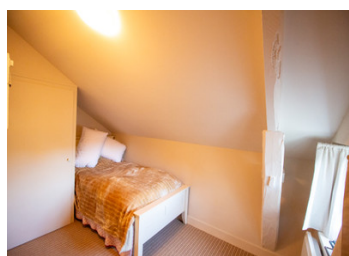


ENERGY - DPE



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 the property directly into the living/dining room (29.5m²). The fitted kitchen is to the rear (11m²) of the property. The staircase takes you to the first and second floors.

Off a landing (3m²) on the first floor, there is a second living room (24.5m²) overlooking the square with marble fireplace. To the rear, is a bedroom (14m²) with marble fireplace. There is also a shower room (4m²).

Up to the second floor, off a landing (3m²), you have the master bedroom suite (27m²) with dressing room (7m²) and ensuite shower room (4.5m²).

Whilst the house does not have a garden, it has a small courtyard (5m²) is situated on place Louis Treize and is just a few minutes' walk to the park where the old château previously stood, perfect if you like a daily run or regular walk or for cycling.

The town has all the amenities you require including butchers, bakers, pharmacies, supermarket, cinema, banks etc and benefits from weekly markets on a Friday and Monday. There are regular events throughout the year including brocantes, antique fairs and art exhibitions and festivals. There is an annual classical music festival which runs for 2 weeks in the summer. The property benefits from easy TGV routes to Paris from Tours (in just over an hour) and Chatellerault (in 1 hour 30 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...

LOCAL TAXES

Taxe habitation: EUR

NOTES