

Spacious renovated 4-bedroom, 3-bathroom townhouse with garden and outbuilding in historic Richelieu.



## INFORMATION

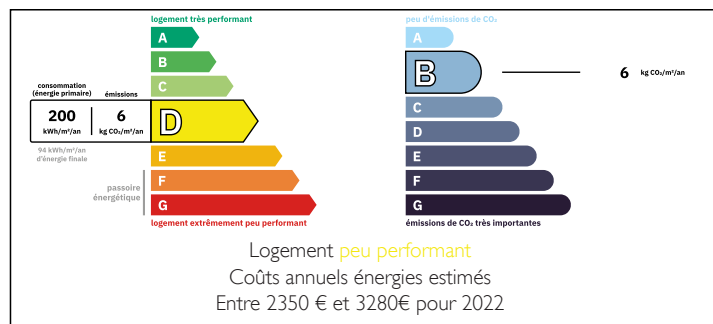
|             |                    |
|-------------|--------------------|
| Town:       | Richelieu          |
| Department: | Indre-et-Loire     |
| Bed:        | 4                  |
| Bath:       | 3                  |
| Floor:      | 200 m <sup>2</sup> |
| Plot Size:  | 297 m <sup>2</sup> |



## IN BRIEF

Tastefully restored by the current owner, the property combines generous living spaces with period charm. In addition to its private garden, the townhouse also offers a roof terrace and useful outbuildings, making it an exceptional home in this historic walled town.

## 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

Step directly into the living room (24.5m<sup>2</sup>), featuring a wood-burning stove and a window and door opening to the front of the property. At the rear of this room, to the left, is a charming dining area (13m<sup>2</sup>) with feature fabric walls, open to the kitchen. To the rear of the living room on the right, an open hallway (8m<sup>2</sup>) also leads to the kitchen. At the rear, with door to the patio and garden is the fitted and equipped kitchen (15m<sup>2</sup>). From the dining area, you enter a second living room (27m<sup>2</sup>), a spacious and comfortable retreat also with a wood-burning stove and front-facing windows and door. A shower room (5m<sup>2</sup>) with shower, sink and WC completes the facilities on this side of the ground floor.

A staircase from the second living room leads to a generous bedroom (22m<sup>2</sup>), featuring tomette tiled flooring, a fireplace, and dual-aspect windows.

Returning to the first living room, a second staircase rises to a shower room (6m<sup>2</sup>) with shower, double sinks and WC. From the landing (3.5m<sup>2</sup>), two bedrooms are accessed - front-facing bedroom (18m<sup>2</sup>) with a fireplace, feature fabric walls and tomette tiled flooring and a bedroom (15m<sup>2</sup>) at the rear, offering patio doors onto a private roof terrace. From the landing, the staircase continues to the second floor, where you will find a bright bedroom (21m<sup>2</sup>) with an impressive ensuite bathroom (24m<sup>2</sup>), complete with freestanding bath, shower, sink and WC. Both rooms benefit from skylight windows.

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## LOCAL TAXES

Taxe habitation: EUR

## NOTES