

Spacious 4 bedroom, 3 bathroom townhouse with roof terrace and enclosed garden in the heart of Richelieu

EXCLUSIVE



## INFORMATION

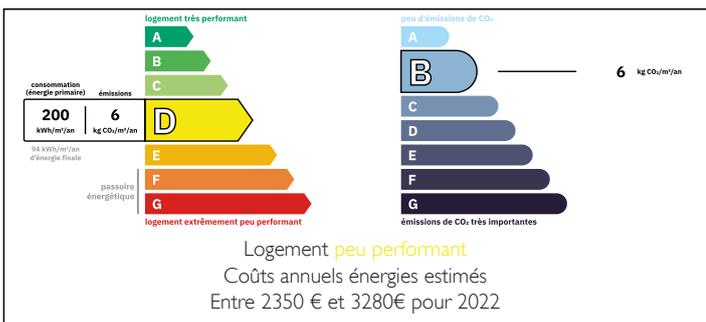
Town:	Richelieu
Department:	Indre-et-Loire
Bed:	4
Bath:	3
Floor:	200 m <sup>2</sup>
Plot Size:	297 m <sup>2</sup>



## IN BRIEF

Tastefully renovated by the current owner to create a spacious 4 bedroom, 3 bathroom home, this lovely property is situated in the heart of the historic walled town of Richelieu. As well as benefitting from a private enclosed garden, it also has a roof terrace and outbuildings.

## 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 (24.5m<sup>2</sup>) with wood burning stove and door and window to the front. At the rear of the living room, to the left, is a dining space (13m<sup>2</sup>) with feature fabric walls and to the right, is an open hallway (8m<sup>2</sup>). You can access the fitted kitchen (15m<sup>2</sup>) from both the dining space and hall. The second living room (27m<sup>2</sup>) with wood burning stove is reached from the dining space. This room has windows and door to the front. There is also a shower room (5m<sup>2</sup>) with shower, sink and WC.

From the second living room, a staircase leads to a bedroom (22m<sup>2</sup>) with tomette tiled floor, fireplace and windows to the front and rear.

From the first living room, a staircase leads to a shower room (6m<sup>2</sup>) with shower, double sinks and WC. Off a landing (3.5m<sup>2</sup>) are two bedrooms. The bedroom (18m<sup>2</sup>) at the front has a fireplace, feature fabric walls and a tomette tiled floor. The bedroom (15m<sup>2</sup>) at the rear has patio doors which give access to a roof terrace. The staircase continues from the landing up to the second floor where there is a bedroom (21m<sup>2</sup>) with ensuite bathroom (24m<sup>2</sup>) with freestanding bath, shower, sink and WC. Both these rooms have velux windows.

Back on the ground floor, a door from the kitchen leads to a patio and the enclosed garden. There are two outbuildings. The property has a right of passage to the front of...

## LOCAL TAXES

Taxe habitation: EUR

## NOTES