

Half a private mansion with house, guest house, garden and separate commercial premises in Richelieu



INFORMATION

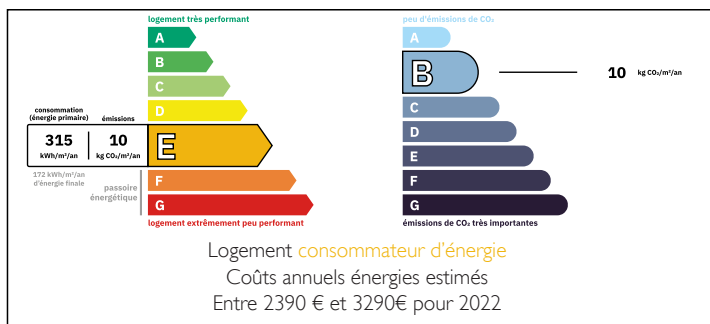
Town:	Richelieu
Department:	Indre-et-Loire
Bed:	6
Bath:	3
Floor:	287 m2
Plot Size:	380 m2

IN BRIEF

In the heart of Richelieu, an opportunity to own half a private mansion with house and small guest house and enclosed garden and, on the street side, is a commercial space with a functional apartment above with separate entrance, with commercial lease in progress.



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.



LOCAL TAXES

Taxe habitation: EUR

NOTES

DESCRIPTION

Entering the front courtyard and passing through the archway to the rear courtyard, the house is to your right. You enter directly into the fitted kitchen (17.5m²) with integral storeroom/larder. You can access the vaulted cellar from the kitchen. To the right, is the living room (19m²) with fireplace and window to the courtyard. A door off this room leads to the dining room (20m²) with window to the front courtyard and double doors out to the rear courtyard. There is also a WC (1m²) off this room. The staircase is off the kitchen. At the top of the stairs, to the right, off a landing (14m²) with cupboard, is a bedroom (19m²) with windows to the front and rear courtyards. To the left, off a corridor (2.5m²) is a shower room (6m²) with shower, sink and WC and bedroom (24m²) with window to the rear courtyard. The staircase continues up to an attic in two parts.

Outside, to the left of the house, and attached to the building, are a number of outbuildings :a store room, a workshop (18m²) and a room to renovate (13m²). The last room (15m²) has a staircase which leads up to a room to renovate (30m²) and a room attached (16m²) which has been renovated and has a mezzanine. A corridor gives access to the enclosed garden, which is mostly laid to lawn. To the right of the corridor, is a guest house. On the ground floor is a...