

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



## INFORMATION

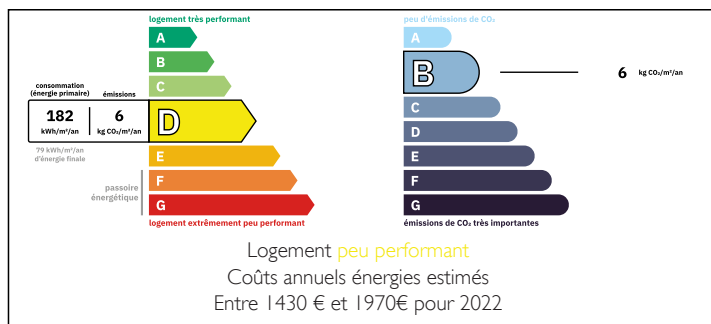
Town:	Richelieu
Department:	Indre-et-Loire
Bed:	2
Bath:	1
Floor:	102 m2
Plot Size:	0 m2

## IN BRIEF

Ideally located, this apartment with two bedrooms over the first and second floors, it 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 from a communal hallway up a staircase, you arrive in a hall (5.5m<sup>2</sup>) with cupboard and window to the communal courtyard. To the left is the living room (32m<sup>2</sup>) with fireplace. This room has windows to the courtyard. To the right of the hall, is the fitted kitchen (14m<sup>2</sup>) with door to a balcony looking on to the covered market. The staircase continues from the hall to a landing (19m<sup>2</sup>) with cupboards and window to the courtyard which could be used as an office or additional living space. To the left, is a shower room (6m<sup>2</sup>) with shower, sink and WC which has a door to the first bedroom (10m<sup>2</sup>) with cupboards and window to the courtyard. This bedroom is also accessed from the landing. To the right and up a few stairs, is the second bedroom (15m<sup>2</sup>) with fireplace and window with view of the covered market. In the attic, there is a room (22m<sup>2</sup>) which could also be converted, if desired, and another smaller room ideal for storage. The property has a warm/cold air heating system. Possibility to also acquire the ground floor of the building.

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-cost flights to Tours...

## LOCAL TAXES

Taxe habitation: EUR

## NOTES