

Unique loft-style home with courtyard garden in the heart of historic Richelieu

EXCLUSIVE

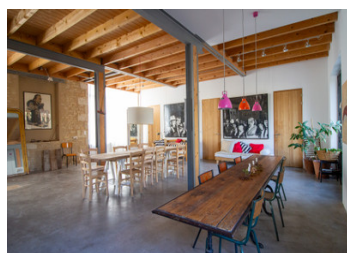


INFORMATION

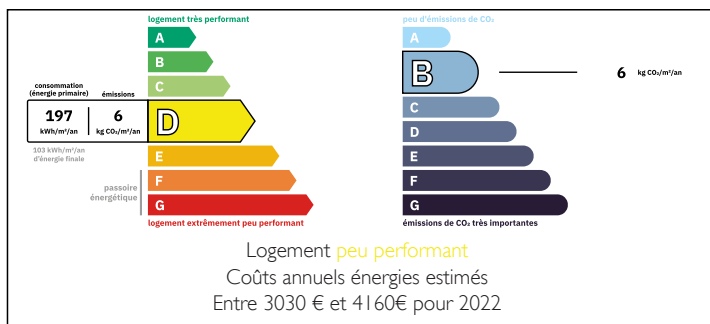
Town:	Richelieu
Department:	Indre-et-Loire
Bed:	2
Bath:	2
Floor:	240 m2
Plot Size:	234 m2

IN BRIEF

This former industrial building in the heart of Richelieu has been thoughtfully restored, creating a multifunctional room with a kitchen on the ground floor and accommodation upstairs. It still retains some of the industrial equipment from its past, which adds to its character.



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 house into a hallway (2m²) with storage cupboard under the stairs and additional storage cupboards in the staircase leading to the first floor. To your left is the living/dining room and kitchen (87m²). There is also a shower room (4m²) with shower, washbasin and toilet and storage space. A second staircase leads from this room to the first floor. A cupboard under the stairs houses the boiler and washing machine. On the first floor is a second living room (58m²) and off this room are two bedrooms (both 14m²) and a bathroom (5m²) with bath, shower, washbasin and toilet. Stairs from the living room lead up to a mezzanine on the second floor (38m²) currently used as a craft area but which could be closed off to create an additional bedroom, if desired. Outside, is a courtyard garden which overlooks the river.

LOCAL TAXES

Taxe habitation: EUR

NOTES

The historic walled town of Richelieu has all the amenities you require including butchers, bakers, pharmacies, supermarket, cinema, banks, restaurants and bars and weekly market on a Friday. The town has regular brocantes, antique fairs and art exhibitions throughout the year as well as other bi-annual festivals. The perfect location for visiting the Loire Valley châteaux and vineyards, the property also benefits from easy TGV routes to Paris from Tours (just under an hour) and Châtellerauld (1 hour 20 minutes); regular low-cost flights to UK from Tours and Poitiers airports, both of which are approximately 45 minutes away, and it...