

Exclusive! Two bedroom house with courtyard-garden in Richelieu. Sold furnished.



EXCLUSIVE

INFORMATION

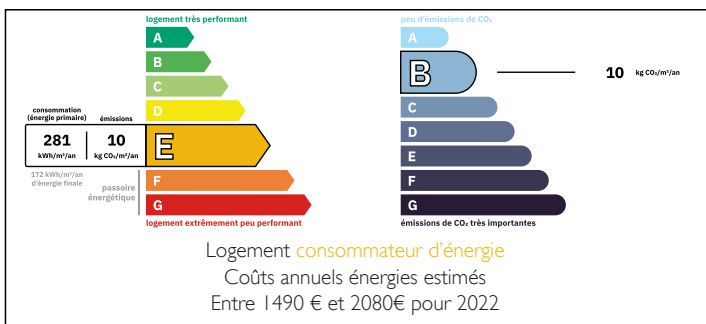
Town:	Richelieu
Department:	Indre-et-Loire
Bed:	2
Bath:	1
Floor:	65 m ²
Plot Size:	105 m ²

IN BRIEF

Tastefully renovated by the current owner, this two-bedroom house with a gorgeous courtyard garden in the heart of Richelieu is ready to move into and is sold furnished.



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 directly into the living room (16m²) with wood-burning stove, you continue through to the fitted kitchen (11m²) with access out to the lovely courtyard-garden.

A staircase leads from the living room up to the larger of the two bedrooms. This bedroom (19m²) to the front of the property has a fireplace and fitted cupboards

A door from the living room leads to a downstairs WC (1m²) and a second staircase to the second bedroom. Bedroom (13m²) has fitted cupboards and overlooks the courtyard garden.

Between the two bedrooms is a shower room (5m²) with shower, sink and WC accessed from both bedrooms.

There is an attic above the larger bedroom.

Outside, there are two storage rooms ; one by the front door and the second accessed via the courtyard garden.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

LOCAL TAXES

Taxe habitation: EUR

NOTES