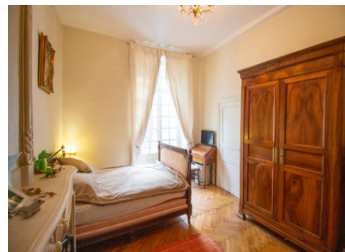


Lovely 2/3 bedroom townhouse with garden in the heart of Richelieu



INFORMATION

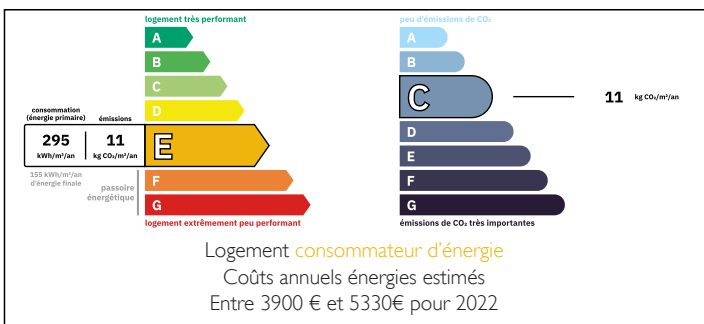
Town:	Richelieu
Department:	Indre-et-Loire
Bed:	3
Bath:	2
Floor:	170 m ²
Plot Size:	350 m ²



IN BRIEF

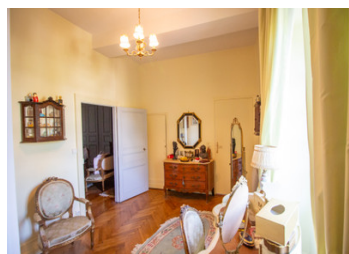
This lovely 2/3 bedroom, 2 bathroom home in the heart of Richelieu with enclosed garden offers the opportunity to add further living space in the attic.

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 property through beautiful wooden doors into the large entrance hall (27m²) with door and windows to the garden. A door to the left leads to the living room (35m²) with fireplace and two windows to the front and one to the rear. Off this room at the rear is a study (19m²) with window and door to the garden. This room leads on to the dining room (18m²) with windows to the garden, the fitted and equipped kitchen (12m²) with window and door to the garden and the utility room (4m²), shower room (3m²) and WC (1m²).

Back in the hall, the staircase leads to a dressing room (12m²) with window over the garden, off of which is a shower room (3m²) and WC (1m²). A door from the dressing room takes you to the master bedroom (21m²) with fireplace. From the staircase, there is a second bedroom (15m²) with fireplace off of which is a WC (2m²).

The staircase continues up to an attic with two rooms (25m² + 13m²) which could be converted to create additional living space.

Outside, the enclosed garden has a greenhouse and a workshop (20m²).

The property is in the heart of the historic, walled town of Richelieu offers all essential amenities, including pharmacies, a supermarket, cinema, banks, restaurants, bars, and a vibrant weekly Friday market. Throughout the year, the town hosts brocantes, antique fairs, art exhibitions and bi-annual festivals, creating a lively and cultural atmosphere. Ideally located for...

LOCAL TAXES

Taxe habitation: EUR

NOTES