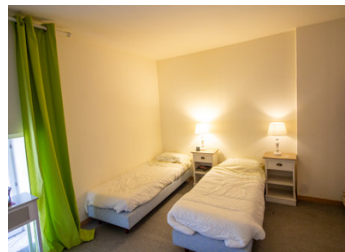


Two bedroom house with garden and separate garage and garden in Richelieu



INFORMATION

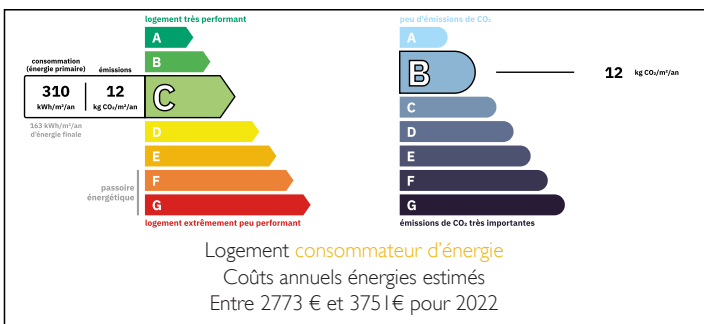
Town:	Richelieu
Department:	Indre-et-Loire
Bed:	2
Bath:	1
Floor:	0 m2
Plot Size:	0 m2



IN BRIEF

Situated within the walls of Richelieu, this lovely two-bedroom house with enclosed garden also benefits from a separate garage and garden which borders the river.

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 the hallway (6m²), the kitchen/dining room (17m²) is to your left with windows to the front. It has a larger cupboard (3m²) which also houses the water heater. To your right is the living room (25m²) with open fireplace and door and window to the front and windows to the garden. Off the hall is also a WC (1m²) with hand basin and a door to the garden. A wooden staircase leads from the living room up to a mezzanine (10m²) off of which are two bedrooms (16m² and 15m²), both with windows to the front. There is a shower room (4m²) with shower and sink and a separate WC (2m²) with hand basin.

Outside, to the left is a double height outbuilding. There is a gravel patio and garden which is enclosed. The garden is mostly laid to lawn with flower borders.

Opposite the house is a garage with attached outbuilding and an additional fenced garden bordered by the river.

The property is with Richelieu's walls. The town 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 exploring the Loire Valley's châteaux and vineyards, the property also enjoys excellent transport links: TGV trains to Paris from Tours (just under an hour) and Châtellerault (around 1 hour 20 minutes); low-cost flights to the UK from...

LOCAL TAXES

Taxe habitation: EUR

NOTES