

Two bedroom house with courtyard-garden in Richelieu

EXCLUSIVE



INFORMATION

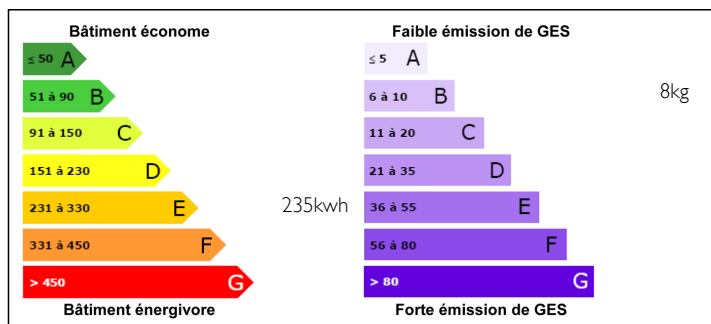
Town:	Richelieu
Department:	Indre-et-Loire
Bed:	2
Bath:	1
Floor:	88 m2
Plot Size:	175 m2

IN BRIEF

In the centre of Richelieu, this town house with outbuildings and courtyard-garden is a great lock-up-and-leave property for either a permanent or holiday home.



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 directly into the living room (27m²) with fireplace with wood burning stove and pass through to the kitchen/dining room (17m²). Double doors lead out to the courtyard garden. Back in the living room, the wooden staircase leads up to a landing (4m²) off of which is a bedroom (23m²) with fireplace, a shower room (4m²) with shower, sink and WC and second bedroom (13m²). Outside, to the right, there is an outbuilding, useful for storing wood and garden furniture. There is also a separate covered area, perfect for outside dining. To the left of the kitchen, there is a further outbuilding which has a corridor that connects to the street. This has a room, currently used for storage, but which could be a workshop or developed to add further accommodation.

LOCAL TAXES

Taxe foncière: 364 EUR

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 and Poitiers; A85/A10 motorways allow access to the ferry port of Caen in around 3 hours. The area is very attractive to tourists given the proximity to the Loire Valley châteaux, historic towns and villages and wineries.

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

NOTES