

Unique opportunity to own one of the original corner towers in historic Richelieu. 360 DEGREE TOUR AVAILABLE

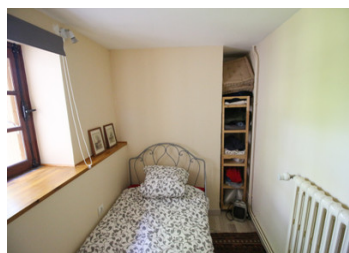


## INFORMATION

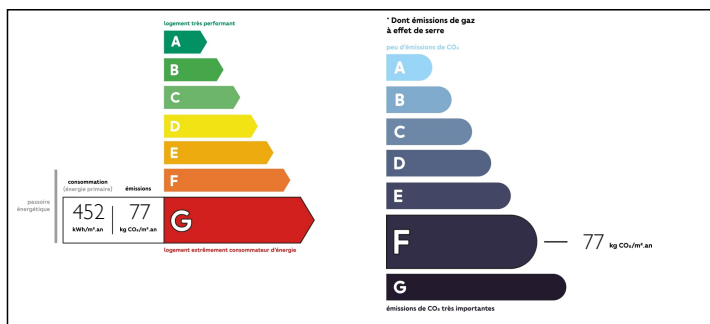
Town:	Richelieu
Department:	Indre-et-Loire
Bed:	2
Bath:	2
Floor:	130 m2
Plot Size:	455 m2

## IN BRIEF

Two bedroom, two bathroom character house, which incorporates one of the corner towers within the walls of Richelieu with terrace and gardens in the moat.



## 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.



## LOCAL TAXES

Taxe foncière: 800 EUR

## NOTES

## DESCRIPTION

Entering directly into the kitchen (13m<sup>2</sup>), to the right is a utility room (6m<sup>2</sup>) with oil fired boiler and to the left, off a corridor (2m<sup>2</sup>) is a shower room (3m<sup>2</sup>) with shower, sink and WC and an office (6m<sup>2</sup>). Continuing through, you enter the double height dining room (26.5m<sup>2</sup>) with pellet stove which has double doors to the exterior and a door through to the living room (23m<sup>2</sup>) in the tower with high ceilings, a huge feature fireplace with wood burning stove, high ceilings and large windows on two sides. Back in the dining room, a staircase takes you to a landing (5m<sup>2</sup>) which gives access to the bedrooms. To the left, the tower bedroom (26.5m<sup>2</sup>) mirrors the living room below with high ceilings, a huge feature fireplace with wood burning stove and windows to two sides. Stairs from the kitchen lead down to a terrace and the garden in the moat. The property is within the walls of Richelieu which has all the amenities you require including butchers, bakers, pharmacies, supermarket, cinema, banks etc and benefits from weekly markets on a Friday and Monday. There are regular events throughout the year, an annual classical music festival and other festivities as well as brocantes, antique fairs and art exhibitions. The property benefits from easy TGV routes to Paris from Tours (in just over an hour) and Chatellerault (in 1 hour 30 minutes); regular low-cost flights to UK from Tours and Poitiers airports, both...