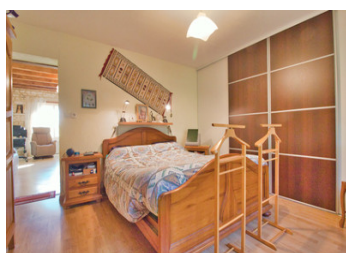


In the Sout Loire-Valley 4 bedrooms stone house, 1 on the ground , possibility of gîte on 1500sqm land.



INFORMATION

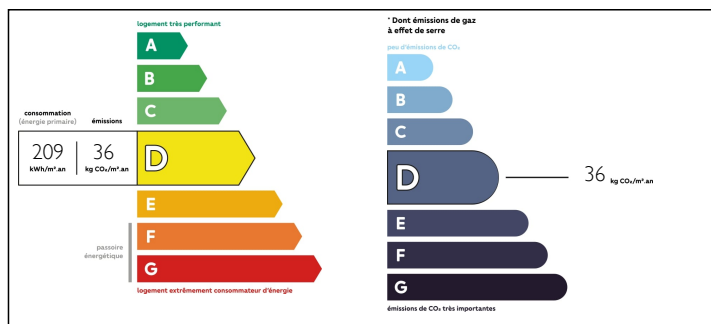
Town:	Richelieu
Department:	Indre-et-Loire
Bed:	4
Bath:	2
Floor:	195 m2
Plot Size:	1524 m2



IN BRIEF

Just a few minutes from Richelieu, come and discover this beautiful longère with its spacious living/dining room of around 50 m2 with exposed stone walls, travertine floor, beams and a fireplace/insert. Its terrace and garden with trees allow you to enjoy the beautiful days, to harvest the fruits of the garden and to envisage a vegetable garden. Its well allows for watering. The photovoltaic panels provide additional income. If desired, an outbuilding adjoining the house, which was a former dwelling, can be renovated and become a guest house or a gîte. An open garage and a workshop complete the property.

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.



NOTES

DESCRIPTION

THE PROPERTY IN DETAIL:

On the ground floor:

- entrance about 8 m²
- office/dressing room about 7 m²
- living room 21 m²
- dining room 28 m²
- Kitchen 14.3 m²
- Back kitchen 11 m²
- A corridor gives access from the dining room to
 - a separate toilet with hand wash basin
 - a bathroom 9 m²
 - a laundry room 6 m²
- From the living room access to a bedroom 12m² with private WC and built-in cupboard
- From the entrance, a staircase gives access to the 1st floor.

1st floor:

- a corridor leads to:
 - a bedroom 13.5 m²
 - a bedroom 15.3 m²
 - a bedroom 12.7 m²
 - a shower room 5 m²
 - an independent WC

From the entrance or through an external door, one enters an old two-storey house of about 25 m², the lower room has a fireplace.

At the back of the house, a patio of 18 m long by 3.5 m provides a nice terrace with a view on the garden.

TECHNICAL CHARACTERISTICS:

Double glazed windows, electric roller shutters on the ground floor, manual on the first floor, mains drainage, oil central heating 2500l tank, well equipped with a pump, photovoltaic panels 10 years resale providing an average income of 1500€ per year, 3000l sump, softener.

THE OUTBUILDINGS:

UK: 08700 11 51 51 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.

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