

A building used as a business but which could be converted to a house in the walls of Richelieu



INFORMATION

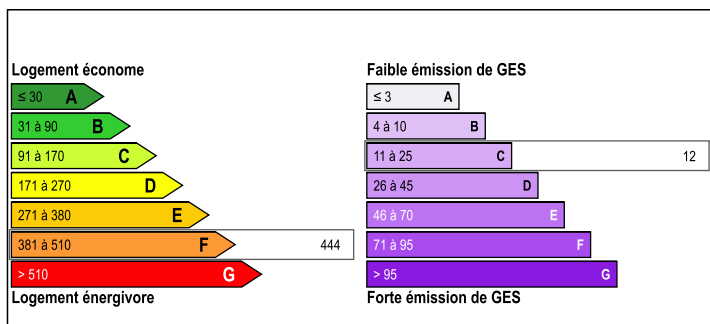
Town:	Richelieu
Department:	Indre-et-Loire
Bed:	0
Bath:	0
Floor:	0 m2
Plot Size:	255 m2

IN BRIEF

In the walls of Richelieu, this property, on three levels, is currently used as a business but could also be converted into a home. On the ground floor, there are shop premises. On the first floor is a living room/kitchen, WC and space to create a shower room and on the top floor, the attic space could be converted to a bedroom and dressing room. There is a cellar and a garden 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.



DESCRIPTION

Premises (66m²) currently used as a business comprising:

On the ground floor:

Entrance (5m²)

Room (27m²) currently used as a hairdressing salon with fireplace

On the first floor:

Hall (2m²)

WC (1m²)

Store room (4m²)

Living room (19m²) with fireplace / kitchen (8m²)

On the second floor:

Landing (3m²)

Attic (21m²) suitable for conversion with space (7m²) that could be used as a dressing room

Vaulted cellar accessed via the garden in the moat

The historic walled town of Richelieu has all the amenities you require including bakers, pharmacy, supermarket, cinema, banks, restaurants and bars and a weekly market on a Friday. The town has regular brocantes, antique fairs and art exhibitions throughout the year as well as other bi-annual festivals. The perfect location for visiting the Loire Valley châteaux and vineyards, the property also benefits from easy TGV routes to Paris from Tours (just under an hour) and Châtellerauld (1 hour 20 minutes); regular low-cost flights to UK from Tours and Poitiers airports, both of which are approximately 45 minutes away, and it is just 3 hours from the Caen Ouistreham ferry port.

**Measurements are approximate...

LOCAL TAXES

Taxe foncière: 278 EUR

NOTES