LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A40976AKB37 Price: 119 900 EUR

agency fees included: 9 % TTC to be paid by the buyer (110 000 EUR without fees)

Two-bedroom, two-bathroom house in the centre of Richelieu, ready to enjoy. Sold furnished.















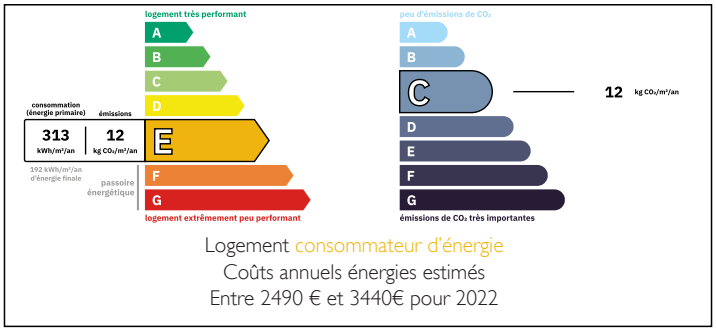
INFORMATION

Town:	Richelieu
Department:	Indre-et-Loire
Bed:	2
Bath:	2
Floor:	88 m2
Plot Size:	0 m2

IN BRIEF

If you are looking for a charming, low-maintenance lock-up-and-leave property, this furnished two-bedroom, two-bathroom house in the heart of Richelieu is not to be missed.

ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 2490 € et 3440€ pour 2022

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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
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NOTES

DESCRIPTION

You enter directly into the living room (24m²), which leads up to a fully fitted and equipped kitchen (14m²).

A staircase rises to a small landing (1m²). To the left is a generous bedroom (23m²) with beautiful fireplace and doors opening onto a balcony. To the right of the landing is a shower room (8m²) with shower, washbasin and WC, along with a useful understairs cupboard (2m²).

Continuing to the second floor, another landing (5m²) leads to a second shower room (3.5m²) with shower, washbasin, WC and storage space (1.5m²), and to the second bedroom (16.5m²).

Although the property does not have a garden or courtyard, Richelieu's beautiful park is just a few minutes' walk away.

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 Chatellerault (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 and not contractual.

Information about risks to which this property is exposed is available on the Géorisques website :...

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