

Spacious 4 bedroom house with large enclosed garden, a few minutes' walk from Richelieu. Sold furnished.



INFORMATION

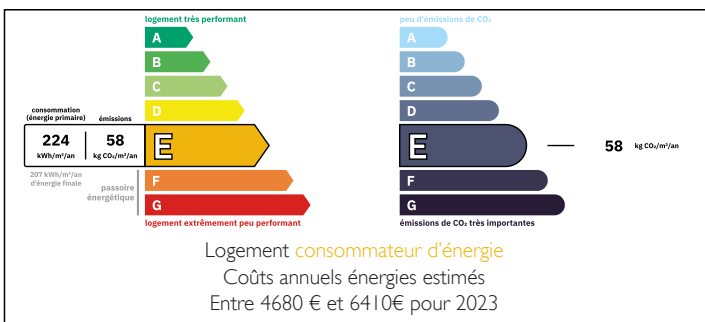
Town:	Richelieu
Department:	Indre-et-Loire
Bed:	4
Bath:	2
Floor:	160 m ²
Plot Size:	2867 m ²



IN BRIEF

A few minutes from the centre of historic Richelieu, this spacious four-bedroom house, offering over 150m² living space, sits on an enclosed plot of over 2800m², is in good condition and ready to move into. Benefitting from a downstairs bedroom and shower room, the living room, which is on the first floor, is light and airy. Outside, as well as a huge garage, there is a separate outbuilding which could be used for additional accommodation, or many other purposes.

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: 1647 EUR

NOTES

DESCRIPTION

You access the property directly into the entrance hall (12m²). To your left, is a bedroom (16m²) with door to the garden and a patio. Ahead, is the fitted kitchen and dining room (34m²) with window to the side and door to the rear garden. Off the kitchen, you access a boiler room (8m²) housing the oil fired boiler and oil tank and a storeroom (9m²) with window used as a pantry. A door to the left of the kitchen leads to a utility room (8m²) off of which is a shower room (2m²) with shower and sink and a separate WC (1m²).

Stairs lead from the utility room to the first floor. To the right, is a study (12m²), and a corridor (5m²) to a door leading to an exterior staircase on the side of the property. There is a large, bright living room (35m²) with wood burning stove, window and doors giving access to a balcony which has a separate exterior staircase. Off a corridor to the left, are three bedrooms (12m², 13m² & 11m²), a shower room (5m²) with shower and sink and a separate WC (1m²).

The house sits on a large enclosed plot. As well as the large garden which is mostly laid to lawn with trees to the side and rear of the property, there is huge separate garage (60m²), with an internal staircase to a cellar (30m²) below. There is a separate building (18m²) which could...