

Townhouse with garden in need of complete renovation in the heart of Richelieu

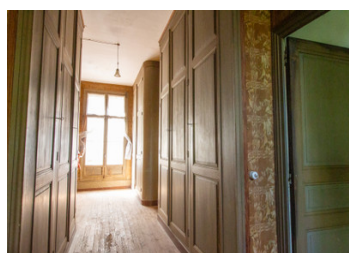
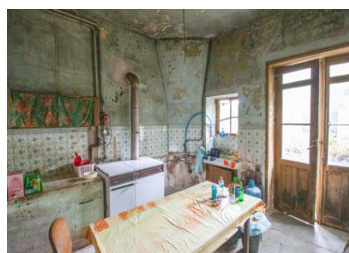
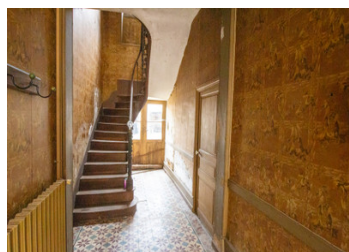


INFORMATION

Town:	Richelieu
Department:	Indre-et-Loire
Bed:	3
Bath:	1
Floor:	173 m2
Plot Size:	295 m2

IN BRIEF

Brimming with period features—tiled floors, marble fireplaces, a grand staircase, and impressive ceiling heights—this spacious townhouse presents an exceptional renovation opportunity. Located in the heart of Richelieu, it offers generous volumes and original craftsmanship ready to be transformed into a standout residence.



ENERGY - DPE

DPE not required.

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

You enter the entrance hall (17 m²) with feature tiles, impressive staircase and French doors leading to the garden. To the left is a dining room (15.5 m²) with a fireplace and window to the front. A doorway from this room leads to a hall (5 m²) with cupboard and exterior door to side of the property and through to the kitchen (12m²) with French doors leading to the garden. Back in the entrance hall, to the right is a living room (21 m²) with fireplace and window to the front. Behind this room is a second living room (13 m²) with fireplace, cupboards and French doors leading to the garden. There is also a cellar.

Up the stairs, off the landing (15 m²) with wooden floor and fitted cupboards, there are three bedrooms; the bedroom (14 m²) at the rear has a window overlooking the garden. The two other bedrooms (21 m² & 19 m²) have fireplaces and windows to the front. The bathroom (13 m²) has a window overlooking the garden can be accessed from the landing and the medium sized bedroom. Continuing up to the second floor, off a small landing (3m²) are two room (12m² & 9.5m²) and an attic (53 m²) which is suitable for conversion.

Outside, the west-facing walled garden has a bird cage and well. There is an outbuilding (43 m²) with attic space above.

The historic walled town of Richelieu has all the amenities you require including bakers,...

NOTES