LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A45762AKB37 Price: 189 000 EUR

agency fees to be paid by the seller

Charming two bedroom, two bathroom town house with garage and garden in the heart of Richelieu















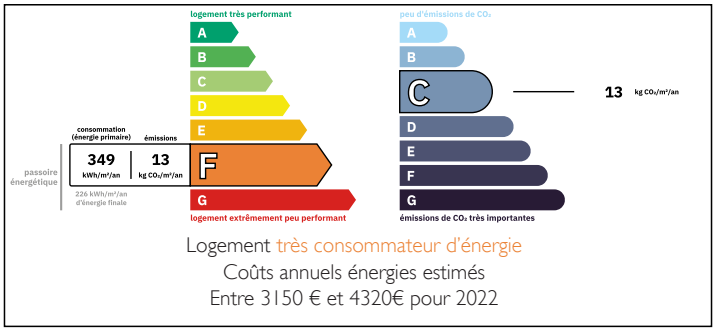
INFORMATION

Town:	Richelieu
Department:	Indre-et-Loire
Bed:	2
Bath:	2
Floor:	115 m2
Plot Size:	344 m2

IN BRIEF

Within Richelieu's walls, this delightful two bedroom, two bathroom town house has the additional benefit of a garage and a west facing garden.

ENERGY - DPE



Logement très consommateur d'énergie
Coûts annuels énergies estimés
Entre 3150 € et 4320€ 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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DESCRIPTION

You enter the home directly into the dining room (19m2) featuring a fireplace with an insert. To the right, the living room (22m2) offers front-facing windows. From the living room, a shower room (3m2) has a shower, sink and WC. A door leads to a utility space (3m2) which housing the washing machine which continues through to the attached garage (21m2). A few steps down from the dining room, is the fitted kitchen (10m2) overlooking the garden.

Taking the staircase from the dining room to the first floor, the large landing (19m2). Up a couple of steps is a bedroom (17m2) with ensuite shower room (7m2) with shower, sink & WC and dressing room (4m2)..

Stairs continue to the second floor where there is a bedroom (11.5m2) with WC (2m2).

From the kitchen, a door leads to steps descending into the garden which is in the town moat. Beneath the kitchen is a cellar, perfect for storing garden tools which is accessed from the garden. The garden is mainly laid to lawn with a terrace, ideal for outside dining. A door in the provides stair access back into the garage – practical for removing garden waste.

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...

NOTES

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