LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A47208AKB37 Price: 170 130 EUR

agency fees included: 6 % TTC to be paid by the buyer (160 500 EUR without fees)

Detached 2/3 bedroom, 2 bathroom barn conversion in Richelieu















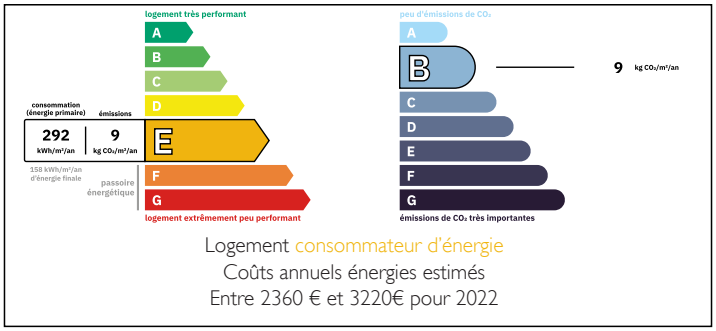
INFORMATION

Town:	Richelieu
Department:	Indre-et-Loire
Bed:	3
Bath:	2
Floor:	118 m2
Plot Size:	1484 m2

IN BRIEF

This detached 2/3 bedroom barn conversion is situated a few minutes' walk from Richelieu. It benefits from a large garden and barn.

ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 2360 € et 3220€ 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.

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LOCAL TAXES

Taxe foncière: **360 EUR**

NOTES

DESCRIPTION

Entering the gravelled courtyard with parking, the property is in front of you. You enter directly into the open plan kitchen (18 m²) and dining/living room ((25 m²) with woodburning stove. There are doors out to a covered terrace and the garden. To the right, off this room is a utility room/WC (5 m²) with small office space below the stairs and straight on, is the living room (22 m²) with woodburning stove. Taking the wooden staircase to the first floor, off a large landing (10 m²) are two bedrooms (15 m² & 17 m²), the smaller which has an ensuite shower room (4 m²) with shower, sink and WC. A third room (10 m²) is currently used as a dressing room/laundry room but could also be used as a bedroom. There is a family bathroom (6 m²) with shower over bath, sink and WC. At the rear of the property the covered terrace is private and perfect for outside dining. The large garden is mostly laid to lawn. There is a well and a barn (47m²), useful for storage.

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...