LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A47894TAL37

Price: 163 000 EUR

agency fees to be paid by the seller

Beautiful building in the heart of Richelieu with rented shop below and maisonette to update internally above

EXCLUSIVE















INFORMATION

Town:	Richelieu
Department:	Indre-et-Loire
Bed:	3
Bath:	1
Floor:	111 m2
Plot Size:	0 m2

IN BRIEF

A rare opportunity to create a superbly positioned 2-3 storey living space to meet your own tastes and needs, whilst immediately profiting from the rent generated by the shop on the ground floor. Behind the immaculate facade lurk infinite possibilities to transform the rooms above for either personal use or to generate additional rental income (once everything is brought up to standard, obviously).

The town of Richelieu (known to most of us through the stories of Alexandre Dumas), is a small but well-serviced town steeped in carefully preserved history. Without even leaving the main square you can pick up your baguette and croissant, have a drink or a meal at one of the bars or the hotel, pop into the bank, order a pizza, send a parcel, pick up a prescription, get an oil change or a haircut, buy...

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.

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NOTES

DESCRIPTION

Enjoying a prime position on the picturesque main square in Richelieu, which hosts a weekly market on a Friday and various other markets, brocantes and events throughout the year, this attractive property offers a rare opportunity to put your own stamp on the inside of the upstairs spaces, whilst benefitting from an immediate rental income from the flower shop below.

The ground floor, with fully glazed shop front, consists of a rented unit featuring the main shop area plus a storage/preparation room behind. This is currently rented to a florist and the lease would transfer to the new owner upon purchase.

To enter the entirely separate dwelling above, access is via the large wooden doors next-door-but-one to the left, which open onto a shared but private courtyard. Once within the courtyard, the first door to the right leads to the rear room of the shop, whilst the second reveals a private entrance (10.6m²) with stairs up to the main living accommodation. Upstairs, a further door opens onto a large landing/office space (12m²) with built-in cupboards, a window overlooking the courtyard to the north, stairs to the next floor and doors to both the living room and bathroom.

The living room (30m²), which currently features built-in cupboards and a corner kitchen, offers a wonderfully light space, with prime views over the square below. The bathroom (5m²) with a window overlooking the courtyard, needs fully renovating but this could be seen as an opportunity to reconfigure this space entirely,...