

## Charming Riverside House in Medieval Town



## INFORMATION

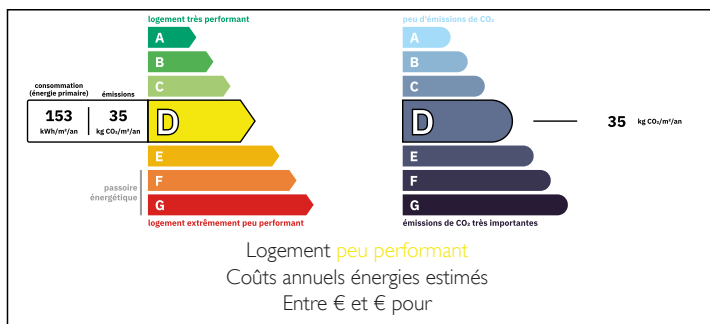
|             |                 |
|-------------|-----------------|
| Town:       | Semur-en-Auxois |
| Department: | Côte-d'Or       |
| Bed:        | 3               |
| Bath:       | 2               |
| Floor:      | 148 m2          |
| Plot Size:  | 280 m2          |

## IN BRIEF

Charming, fully renovated character property set beneath the ancient ramparts of a fortified medieval town on the banks of the River Armançon.

The house offers a bright open-plan living area with exposed oak beams, a fitted kitchen, three bedrooms, two shower rooms, a mezzanine office and lounge, a double garage with workshop, utility room and wine cellar, and a private landscaped courtyard garden. In excellent condition and ready to move into, it is ideally located within walking distance of the historic town centre, making it a perfect permanent home or lock-up-and-leave holiday property.

## 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.



## NOTES

## DESCRIPTION

This attractive and character-filled property is set below the ancient ramparts of a fortified medieval town, on the banks of the River Armançon.

Recently renovated to create additional living space while carefully preserving its original features, the property offers a rare opportunity to enjoy life in a historic setting where time seems to stand still. The town boasts a rich cultural and historical heritage, with easy access to major French and European cities.

The house is entered through a gated courtyard garden and a conservatory leading into the main living area. The ground floor features a bright, open-plan living space showcasing exposed oak beams, a timber ceiling, and a striking galleried mezzanine. A beautiful wooden staircase connects the upper floors. Throughout the house, there are lovely views of the medieval stone buildings and rooftops.

Ground floor:

Spacious living room with glazed doors opening onto the conservatory and garden.

Practical fitted kitchen with direct access to the riverside path.

Shower room with washbasin and WC.

Impressive stone fireplace and many original character features.

First floor:

Three bedrooms.

Principal bedroom with en-suite shower room and WC.

Separate WC serving the remaining two bedrooms.

Mezzanine with office area, TV lounge, and gallery library.

The property also includes a double garage with a utility room, workshop, and wine cellar below.