

Large 4/5 bed town house with a luscious 680m2 garden down to a stream. In the town Of Semur en Auxois



INFORMATION

Town:	Semur-en-Auxois
Department:	Côte-d'Or
Bed:	5
Bath:	2
Floor:	186 m2
Plot Size:	680 m2

IN BRIEF

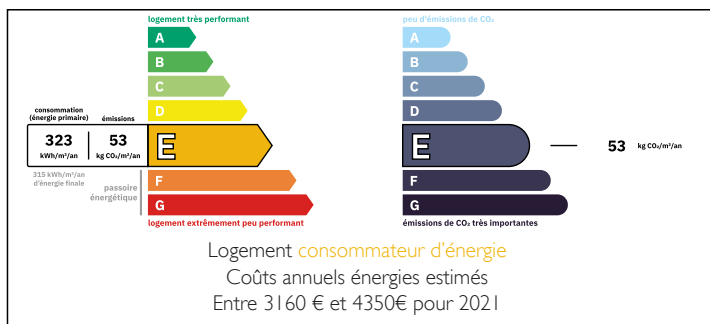
A Spacious home in the medieval town of Semur-en-Auxois. Offering 4 bedrooms, 2 bathrooms, 2 separate WC, 2 very large reception rooms for groups and family gatherings. 2 kitchens, a garage and loft.

Multilevel access, multiple balconies, beautiful views and garden, abundant storage, gas central heating throughout, air conditioning in some rooms and the potential to provide holiday accommodation with some reconfiguration.

Semur en Auxois offers all the amenities that would be expected from a vibrant and interesting town.



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

The property is a large 1970s build offering a fantastic country feel while within the thriving medieval town of Semur-en-Auxois, boasting bars, restaurants, artisan shops and all necessary amenities within walking distance.

The layout of this property lends itself to either a large family home or a smaller family home with fantastic Airbnb potential as the downstairs has its own entrance from a gate from the road and its own side door with immediate access to the garden all the way down to the river.

As you walk in from road level you are greeted with a tiled hallway leading into an extremely spacious L-Shaped, double aspect lounge/diner offering views over the valley from the balcony accessed via the French doors. For the winter there is a wood-burning stove insert within the fireplace and gas central heating throughout.

Along the corridor you will find a tiled WC and separate shower room with a walk-in shower.

Opposite these you will find a solid-wood kitchen boasting both a breakfast bar and a covered terrace for eating al-fresco regardless of the weather.

The following two rooms are the bedrooms; offering the opportunity of two rooms that currently contain furniture and fitted cupboards that can be removed to make them ample size for one generous double room and one small double rooms.

Beyond the bedrooms is the indoor access to the garage which offers access to a loft which runs the full length and width of the house.

DOWNSTAIRS

The downstairs can be accessed by either...