

Turnkey 3/4 bedroom property in the medieval town of Semur-en-Auxois with Balconies and detached garden.



INFORMATION

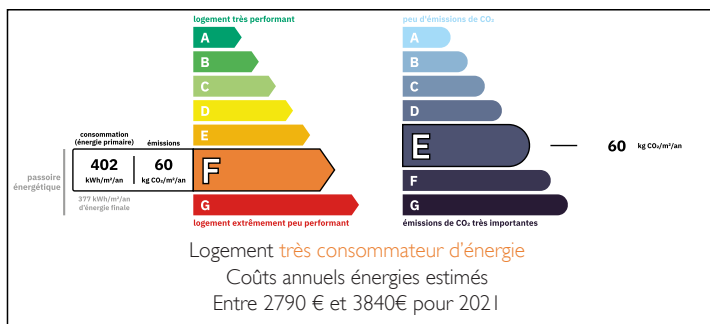
Town:	Semur-en-Auxois
Department:	Côte-d'Or
Bed:	4
Bath:	2
Floor:	130 m2
Plot Size:	300 m2

IN BRIEF

A turnkey character property with a contemporary twist, nestling in the medieval town of Semur-en-Auxois. Offering 3/4 bedrooms, 2 bathrooms and a downstairs WC with large reception rooms for groups and family gatherings. A garage, multilevel access, abundant storage, gas central heating throughout and potential to extend into a loft that has proper access via a solid wood staircase.

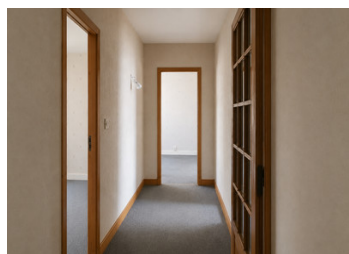
Semur en Auxois offers all the amenities that would be expected from a vibrant and interesting town.

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.



DESCRIPTION

A Turnkey period property with contemporary upgrades in the medieval Burgundian town of Semur-en-Auxois.

Walking into this character-filled property in Semur-en-Auxois you are greeted by a room on your left that could lend itself to a bedroom, kitchen or office. On the right there is a very large reception room that could accommodate a huge family dining area with ease.

An archway leads to a room that has previously been used as a small kitchen but the exposed stone wall and balcony access would make it better suited to an extension of the reception area.

There is a guests WC off this room.

Off to the right of the wide archway there is a very spacious and contemporary lounge with a woodburner and access to another balcony, this room has beautifully finished plasterwork contrasting more exposed and pointed stonework.

From the reception area you access a solid wood staircase leading to the first floor.

The lobby of the 1st floor is original wood flooring. A corridor leads through to the 3 bedrooms (one ensuite) and a family bathroom.

There is another staircase leading from the lobby to an attic which is currently unused but could be converted to an beautiful master suite with ensuite. The attic benefits from 4 original low-level windows and 2 velux windows which provide plenty of natural light.

The lower level can be accessed both from the ground floor living area, a door out to the small road running below the property, or the electric garage...

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