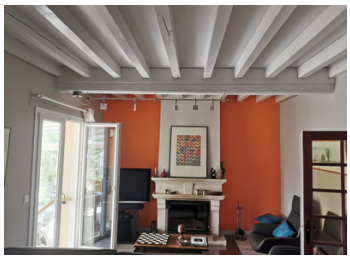
LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A47398JLT21 Price: 341 000 EUR

agency fees to be paid by the seller

Country house on the outskirts of Semur-en-Auxois. Turnkey spacious 4 bedroom property set in 2000m2 of land.



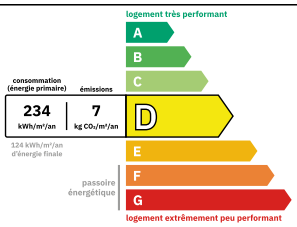
INFORMATION

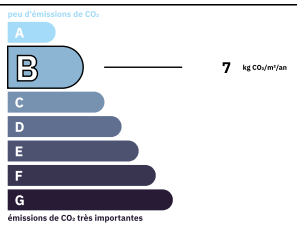
Town:	Millery
Department:	Côte-d'Or
Bed:	4
Bath:	3
Floor:	120 m2
Plot Size:	2000 m2

IN BRIEF

Lovely 4 bedroom, modern house in the country just 1km from Semur en Auxois, Offering stunning views, energy efficiency and a wonderful garden with mature trees and a large vegetable garden,
Cleverly designed and built in 1974 and surrounded by fields while conveniently close to the town, A6 motorway junction and the high speed train to Paris i 1hour.

ENERGY - DPE





Logement peu performant
Coûts annuels énergies estimés
Entre 1990 € et 2760€ pour 2021

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:	**836 EUR**

NOTES

DESCRIPTION

Modern property in the country just a stone's throw from the bustling town of Semur-en-Auxois with all amenities and good selection of bars and restaurants.

Offering 360degree views of the rolling fields and hills and enjoying total tranquillity and privacy within it's 2000m2 of land boasting vegetable garden and mature trees. You arrive at the house down a private driveway ensuring the property is set back from the road.

The property itself offers a very spacious interior throughout.

The ground floor boasts a tidy and bright kitchen leading into a very large dining room and lounge from which you access the bright and airy conservatory with further eating and relaxing options and wonderful views out out to the garden.

Also on the ground floor is a guest W.C in the entrance as well as 2 bedrooms with their own bathroom with a walk in shower. The smaller bedroom is currently used as a study and the larger bedroom has a private access to the garden through French doors.

Moving upstairs the central lobby is currently used as an office and has a large bathroom and a separate W.C off it as well as 2 very well proportioned bedrooms to either side.

The lower ground floor can be accessed from the house and has an electric opening door for vehicular access and a fast-charger for electric vehicles. It has abundant storage, a workshop and utility room as well as a large room that is currently used as an Art Studio.

The...