

Charming Apartment in Renovated Mill



INFORMATION

Town:	Semur-en-Auxois
Department:	Côte-d'Or
Bed:	3
Bath:	2
Floor:	93 m2
Plot Size:	0 m2

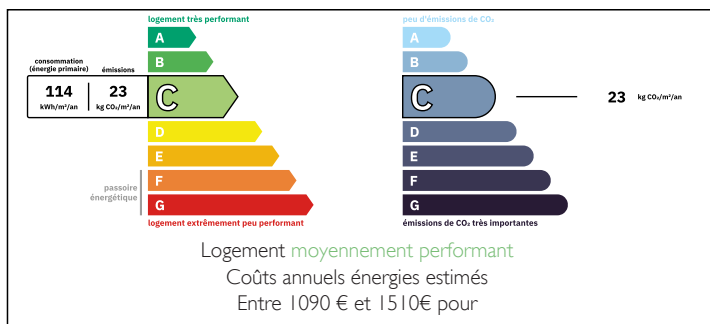
IN BRIEF

Charming three-bedroom duplex apartment set within a beautifully renovated water mill beside the River Armançon, offering stunning views over the medieval town of Semur-en-Auxois.

The property features an open-plan living and kitchen area, three bedrooms, two shower/bathroom facilities, exposed oak beams, a covered parking space and a storage cellar. The residence benefits from beautifully maintained communal gardens, a heated swimming pool, a one-hectare riverside meadow and a private entrance.

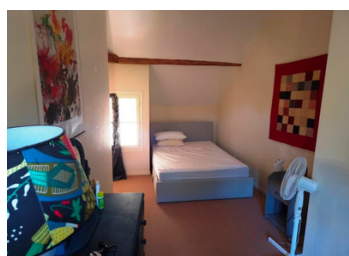
Ideally located within walking distance of the town's shops, restaurants and cultural amenities, the apartment combines peaceful riverside living with the convenience of town life. It also benefits from gas central heating and mains drainage.

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

Charming three-bedroom duplex apartment situated on the upper floor of a renovated water mill, located alongside the River Armançon, with stunning views over the historic medieval town of Semur-en-Auxois.

The complex was renovated in 2005 and features a private entrance, a one-hectare riverside meadow, gardens, a heated swimming pool with a terrace garden, all within walking distance of the town's shops and cultural amenities. The mill building, comprising ten apartments, offers a peaceful setting and a very pleasant quality of life.

The apartment is located on the second and top floor. It has been recently updated and features a new shower room and a recently installed gas boiler.

The living and kitchen areas are on the first level, while the bedrooms are located on the second floor.

First Floor:

An entrance hall with a toilet and washbasin leads to an open-plan living room and fully equipped kitchen, with appliances, a breakfast bar seating four, and an attractive wooden and wrought-iron staircase leading to the second floor.

The front-facing windows overlook the river, while the rear offers views over the gardens and swimming pool. Views of the town can also be enjoyed from both sides.

Second Floor:

The staircase leads to a landing and hallway serving the three bedrooms. One bedroom has an en-suite bathroom, while a separate shower room is shared by the other two bedrooms.

All bedrooms feature charming exposed oak beams

NOTES