

39 160 SAINT AMOUR – 5 MINUTES' WALK FROM AMENITIES - BUCOLIC SETTING for this 187 m² HERITAGE PROPERTY divided into two WITH WATER MILL – FULL OWNERSHIP - + 540 m² of OUTBUILDINGS - 2.45 ha of land (possibility to add or rent part of it) - POTENTIAL FOR EXTENSION +++ CLOSE TO RAILWAY STATION AND MOTORWAY ENTRANCE!
A PROPERTY WITH MULTIPLE AMBIENCES...

Built around 1860, the main house has been divided into two dwellings with separate entrances, connected by an internal staircase. The Aubespin mill, also known as 'de la Maladière', dates back to before 1780 and is located at the entrance to the diversion canal. The electric turbine dates from 1926 and the valve, pulleys and gears of the old bucket wheel system remain. This 'historic' mill in Saint Amour, one of the most important until the end of the 19th century, is rich in history and played a key role in the commune until the occupation.

Partly located on the banks of the Besançon river, the property enjoys numerous outdoor spaces with various uses: the mill and its supply canal, the stone bridge, the wooded area along the road, the terraces and courtyards serving the large outbuildings, the upper part with its large flower-filled vegetable garden, its orchard, and finally various meadows with solar panels, beehives... and the pretty caravan in bright colours!

The first 54 m² accommodation, in a 'vintage' style, is on one level: a living room with fitted kitchen, a large bedroom, a shower room and a toilet.

The second accommodation, renovated with high-end materials, is accessible on the ground floor at the rear of the house and measures 133 m²: a large, bright, dual-aspect living room measuring 62.3 m² opens onto a fitted kitchen with a large central island and a LACANCHE stove; it offers stunning views of the mill wheel and wooded area. Wooden floors, beams, a stove and high-quality fittings bring this living space to life, where authenticity meets modernity.

This level also offers a laundry room/dressing room, a 4.3 m² bathroom, a separate toilet, a landing leading to the staircase to the lower level, and three large bedrooms, two of which are en suite, measuring 19, 15 and 20 m² (with views of the river), with oak parquet flooring and decorative fireplaces.

The bonus: a 124 m² convertible attic (5.34 m² under the ridge) + 26 m² above one bedroom.

Outside: you enter the property via a bucolic path, running alongside the small wood bordering the canal and the charming stone bridge on one side, and the departmental road on the other, with a beautiful 96 m² wooden barn with a mezzanine, which could be used as a carport or workshop.

Other outbuildings: three old connected pigsties (33 m²), adjoining another that has been converted into a gourmet space: pizza oven, bar, jam-making room, etc., a terrace with a wooden awning and stairs leading to a second sheltered terrace with a view of the vegetable garden and orchard. a beautiful 101 m² barn + 79 m² mezzanine with railing, stone floors, remarkable beams, crossed by an open porch leading to the meadows at the rear.

The basement of the house includes a cellar used as a utility room and a storeroom/laundry room, with insulated ceilings.

In addition to its mill and bucolic surroundings, the land also offers a 'duck pond', a chicken

coop and 10 solar panels.

All the information here:

https://www.efficity.com/achat-immobilier/maison_187-m2_saint-amour_39160_26873591/

Sale price: €399,000 Agency fees included, payable by the seller.

Contact: Alix de Lacheisserie on +33 (0)6 31 84 84 13 – Romain Durand: +33 (0)6 85 11 29 41

ENERGY PERFORMANCE

DPE: D - 249 kWh/m² per year

GHG: B - 7 kgCO₂/m² per year