



Excellent 4 Bed House For Redevelopment For Sale In Hirson



Agent Info

Naam:	Niall Madden
Bedrijfsnaam:	Esales Property Limited
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Experience since:	2002
Service Type:	Selling a Property
Specialties:	
Property Type:	Apartments
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Languages:	English
Website:	https://esalesinternational.com

Advertentie details

Vastgoed voor:	Koop
Prijs:	USD 271,293.56

Locatie

Aanbevolen Auto Onderdelen:	France
Adres:	Rue alfred Berhuy
Postcode:	02500
Geplaatst:	13-05-2025
Omschrijving:	Excellent 4 Bed House For Redevelopment For Sale In Hirson France

Esales Property ID: es5554585

Property Location

65 Rue alfred Berhuy – 02500

Hirson

France

Property Details

For Sale: Exceptional 4-Bedroom House with Significant Redevelopment Potential in the Heart of Hirson, France – A Versatile Property Offering a Blend of Renovated Living Space and Extensive Outbuildings on a Generous Plot



Unlock a World of Possibilities: A Substantial Property in a Historic French Town, Ideal for Entrepreneurs, Tradespeople, and Those Seeking a Unique Redevelopment Project

Nestled at 65 Rue Alfred Berhuy in the charming town of Hirson, within the picturesque Aisne department of the Hauts-de-France region in northern France, an outstanding opportunity awaits the discerning buyer with vision and ambition. This remarkable property presents an excellent 4-bedroom house, already largely renovated while retaining its authentic character, accompanied by a substantial plot of 2124 square meters (approximately 0.52 acres) and a collection of versatile outbuildings, including a double garage and two spacious warehouses. Offering a total living space of approximately 250 square meters, this semi-open building is ideally situated in the very center of Hirson, providing the unique advantage of a tranquil environment with abundant greenery while enjoying immediate access to all the conveniences of town living. With all essential utilities already connected and the preservation of numerous original architectural elements, this property represents a solid foundation for further redevelopment, making it an exceptional prospect for tradespeople, entrepreneurs, and those seeking a substantial residence with significant potential for customization and expansion.

The existing 4-bedroom house offers a comfortable and characterful living space that has already undergone significant renovation, providing a solid base upon which to create a truly bespoke home. While the property is being offered unfurnished, allowing the new owner to impart their personal style and taste, the existing renovations ensure that the essential infrastructure is in place, offering a blend of historical charm and modern practicality. The house boasts a total of twelve rooms, providing ample space for family living and various lifestyle needs. In addition to the four well-proportioned bedrooms, the property features two bathrooms and two separate toilets, catering to the practical needs of a large family or those who frequently host guests. The layout of the house offers a sense of space and flow, with the potential to further enhance the existing structure to create a truly exceptional living environment that seamlessly blends the old with the new. The preservation of authentic architectural elements throughout the renovated areas adds a unique charm and character to the property, offering a glimpse into its rich history and providing a distinctive backdrop for modern living.

A significant asset of this property is the inclusion of substantial outbuildings, offering a wealth of possibilities for various uses. A double garage provides secure parking for vehicles and additional storage space. Furthermore, the property features two spacious warehouses, offering extensive covered areas that are ideal for use as workshops, storage facilities, or even for the development of commercial activities, subject to local planning regulations. These versatile outbuildings significantly enhance the property's appeal to tradespeople and entrepreneurs seeking a residence with ample space for their businesses or hobbies. The semi-open nature of the building, encompassing the house and the outbuildings, creates a unique layout that offers both distinct living and working spaces while maintaining a sense of connection across the property. The generous plot of 2124 square meters provides ample outdoor space, featuring a significant amount of greenery that offers a tranquil retreat in the heart of the city. While enjoying the peaceful ambiance and the surrounding greenery, residents will also benefit from the convenience of a street view and immediate access to the amenities and services of Hirson's town center.

The asking price for this exceptional property, offering a unique combination of a largely renovated 4-bedroom house, extensive outbuildings, and a substantial plot in the heart of Hirson, is €242,000. This represents an outstanding value proposition, considering the size of the property, the existing renovations,



the inclusion of a double garage and two warehouses, and its prime location within the town center. The property is described as being ideal for trade or entrepreneurial endeavors due to its accessible location and the presence of the versatile outbuildings. The generous plot also offers significant potential for further redevelopment or expansion, subject to local planning permissions, allowing the new owner to tailor the property to their specific needs and vision. Whether you are seeking a substantial family home with ample space for hobbies or a business, or an investment opportunity with significant redevelopment potential in a charming French town, this property in Hirson offers a truly exceptional and versatile prospect. The combination of its historical character, existing renovations, extensive outbuildings, and prime location makes it a rare find in the local real estate market.

For those considering this excellent 4-bedroom house with redevelopment potential in Hirson, France, the nearest major international airport is likely Charleroi Airport (CRL) in Belgium, which is approximately 67 kilometers away. Other relatively nearby airports include Brussels Airport (BRU) in Belgium (around 112 kilometers), Paris Charles de Gaulle Airport (CDG) in France (about 149 kilometers), Beauvais–Tillé Airport (BVA) in France (roughly 150 kilometers), and Luxembourg Airport (LUX) in Luxembourg (around 156 kilometers). While Charleroi Airport is geographically the closest, the choice of airport might depend on flight availability and travel connections. From these airports, onward travel to Hirson would typically involve train or car journeys. Hirson itself has a train station with connections to other parts of France, including Paris and Lille, making rail travel a viable option for reaching the town and this exceptional property. The accessibility to multiple international airports enhances the appeal of Hirson as a well-connected location within northern France.

ABOUT THE AREA

Hirson is a commune situated in the Aisne department within the Hauts-de-France region of northern France. Located near the border with Belgium, Hirson lies in the northeastern part of the Aisne department, close to the departments of Nord and Ardennes. The town is nestled within the Thiérache region, known for its bocage landscapes of meadows and hedgerows. Hirson benefits from its proximity to two significant forests, the Forêt d'Hirson and the Forêt de Saint-Michel, offering residents and visitors opportunities for outdoor activities and enjoying nature. The Oise River and the Gland River also flow through the area, adding to the picturesque environment.

Historically, Hirson has held some strategic importance, particularly as a railway junction in the past. The town's name is believed to have origins in the Latin word for hedgehog. In the early 20th century, Hirson had a permanent fort and artillery batteries near the railway. Economically, the town was involved in manufacturing various goods, including glass bottles, tiles, iron and tin products, as well as wool-spinning and brewing. Today, Hirson is appreciated for its architectural heritage and its natural surroundings, which reportedly inspired the setting for Dany Boon's film 'Rien à déclarer' (Nothing to Declare).

Among the notable landmarks in Hirson are the Saint-Martin church, showcasing Gothic and Romanesque architectural styles, and the Château de la Motte, an 18th-century castle. The town also features the Notre-Dame-de-Lourdes church, built in 1908, and the Sainte-Thérèse-de-l'Enfant-Jésus church, dating back to around 1930, which has an interesting recent history of being owned by the pianist



Kit Armstrong since 2012 and now serves as a concert hall. The Protestant temple, housed in a former 19th-century brewery, is another point of interest. The Château de la Motte now houses the Alfred Desmasures museum, focusing on local and regional history from prehistoric times to the present, with a particular emphasis on the Belle Époque.

For those traveling to Hirson by air, the nearest major international airport is likely Charleroi Airport (CRL) in Belgium, which is approximately 67 kilometers away. Other relatively nearby airports include Brussels Airport (BRU) in Belgium (around 112 kilometers), Paris Charles de Gaulle Airport (CDG) in France (about 149 kilometers), Beauvais–Tillé Airport (BVA) in France (roughly 150 kilometers), and Luxembourg Airport (LUX) in Luxembourg (around 156 kilometers). While Charleroi Airport is geographically the closest, the choice of airport might depend on flight availability and travel connections. From these airports, onward travel to Hirson would typically involve train or car journeys. Hirson itself has a train station with connections to other parts of France, including Paris and Lille, making rail travel a viable option for reaching the town.

MAiN FEATURES:

- * 250m² of living space
- * 2145m² plot
- * 4 Bedrooms
- * 4 Bathrooms
- * Stunning Views
- * Private Parking
- * Close to essential amenities such as supermarkets and pharmacies
- * Close to many excellent bars and restaurants
- * Great base from which to discover other fantastic areas of France
- * Many excellent sports facilities, walking and cycling areas nearby
- * Rental Potential through Airbnb and Booking.com

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Algemeen

Slaapkamers:	4
Badkamers:	4
Afgewerkte vierkante meter:	250 m ²

Rental details

Furnished:	Nee
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Lease terms

Date Available:

Additionele informatie

Virtual tour URL:	https://www.youtube.com/embed/03GSC61pbw4
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