



## Excellent 6 Bed House For Sale In Avesnelles Nord



### Информация об агенте

|                    |                                                                               |
|--------------------|-------------------------------------------------------------------------------|
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| Название компании: | Esales Property Limited                                                       |
| Страна:            | Великобритания                                                                |
| Experience since:  | 2002                                                                          |
| Тип услуг:         | Selling a Property                                                            |
| Specialties:       |                                                                               |
| Property Type:     | Apartments                                                                    |
| Телефон:           |                                                                               |
| Languages:         | English                                                                       |
| Веб-сайт:          | <a href="https://esalesinternational.com">https://esalesinternational.com</a> |

### Детали объявления

|               |                |
|---------------|----------------|
| Недвижимость: | На продажу     |
| Цена:         | USD 375,350.34 |

### Местоположение

|                  |                                                          |
|------------------|----------------------------------------------------------|
| Страна:          | Франция                                                  |
| Адрес:           | rue Léo Lagrange                                         |
| Почтовый индекс: | 59440                                                    |
| Добавлено:       | 03.09.2025                                               |
| Описание:        | Excellent 6 Bed House For Sale In Avesnelles Nord France |

Esales Property ID: es5554751

### Property Location

109 rue Léo Lagrange  
Avesnelles  
France  
59440  
France

### Property Details

For Sale: An Exceptional Maison de Maître in Avesnelles, France

Discover a truly unique and charming property in the heart of Avesnelles, France: a magnificent Maison



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de Maître dating back to circa 1900. This 'Maison Atypique' or unique house, constructed of beautiful brick, offers a perfect blend of historic elegance and modern convenience. With 180 square meters of living space spread across three levels, this home provides an abundance of room for a large family or those seeking a flexible and expansive living environment. It is a home with character and a story, waiting for its next chapter to be written.

The property is a haven of tranquility and beauty, beginning with its entrance, a charming alley lined with six cherry trees. The front of the house is framed by a majestic 100-year-old pine tree, landscaped gardens, and inviting terraces. The gardens are a key feature of this home, providing a multitude of spaces for outdoor living, from the terraced areas to the pond and the serene space under a 400-year-old weeping willow tree. The property also boasts a vegetable garden with grapevines and a variety of fruit trees, including apple, plum, fig, and pear, perfect for those who enjoy fresh produce.

### Elegant and Versatile Interior

The interior of this home is a testament to its rich history, with original features that have been lovingly preserved. The spacious lounge, measuring 20 square meters, is a highlight, featuring a fireplace, original cornices, and a rosette. The stunning Paris parquet flooring adds a touch of classic French elegance. Double exposure offers a view of the front garden with its magnolia tree and terrace, filling the room with natural light.

The formal dining room, at 15 square meters, is equally impressive with its pitch pine flooring, marble fireplace, cornices, and rosette, and a view of the beautifully landscaped garden. A second dining/TV room, next to the kitchen, features a charming marble fireplace, original tiled floor, and timber ceilings, offering a cozy and intimate space. The kitchen itself is designed in an 'industriel' style with marble floors, providing a chic and functional space with a view of the vegetable garden.

### Bedrooms and Bathrooms with Character

The house offers a total of six bedrooms, which can be adapted to various uses, such as a bureau, games room, or media room. Three of the bedrooms feature elegant marble fireplaces, adding a touch of classic sophistication. The bedrooms range in size from 9 to 25 square meters, offering a variety of options.

A standout feature is the 20-square-meter 'parents' retreat,' which feels like a treehouse with its private balcony overlooking the park and garden. This sanctuary includes a separate toilet and washbasin, and a clawfoot bath right in the bedroom, creating a unique and luxurious space. A four-square-meter bathroom with an Italian shower, cast-iron bath, and antique washbasin is a testament to the home's blend of classic and modern styles. A separate toilet and laundry room complete the ground floor's amenities.

### Potential and Modern Upgrades

The third level of the house is an attic covering 60 square meters, which contains three of the six bedrooms. This space is ideal for completing and customizing, with the potential to add a bathroom, a bureau, a games room, or a media room. The attic has original timber flooring, Velux windows, and insulated timber ceilings, and is heated by a granulés compressed wood heater. While the electrical



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system has been redone throughout the house, the attic rooms require completion, offering a fantastic opportunity for the new owner to add value and personalize the space.

The property has been updated with modern conveniences, including a central heating system connected to an air-to-water pump and a solar panel for hot water. An extractor fan system in the kitchen, bathroom, and toilet ensures good ventilation. The home also has two large in-ground water reserves with a capacity of over 5000 liters, perfect for watering the garden or for use in the toilets or washing machine. A 25-square-meter garage and a tool/wood shed provide ample storage.

## A Prime Location and Lifestyle

This exceptional home is not just a place to live; it's a gateway to a vibrant and convenient lifestyle. Located just a 10-minute walk from five schools and four supermarkets, all daily needs are within easy reach. The Avesnes-sur-Helpe train station is a short five-minute drive away, offering excellent connectivity to major European cities: Paris is under 1 hour and 45 minutes, Brussels is 1 hour, and Lille is 40 minutes away.

Directly opposite the house is a large park with a waterfall, animals, and a pétanque court, offering beautiful views of the medieval village ramparts, church, and other historic features of Avesnes-sur-Helpe. The medieval village itself is just a five-minute walk away, providing a charming backdrop and a sense of history. This property is a true gem, offering a blend of historic charm, modern comfort, and a superb location.

## ABOUT THE AREA

The town of Avesnelles is located in the beautiful Avesnois Regional Natural Park in the Nord department of northern France. This area is characterized by its rolling green landscapes, forests, and hedgerows, and is a haven for nature lovers and outdoor enthusiasts. The local culture is a blend of French and Belgian influences, given its proximity to the border. The region's rich agricultural heritage is reflected in its local products, including delicious cheeses and ciders. This is a tranquil corner of France that offers a peaceful lifestyle while being remarkably well-connected.

The property's location provides an excellent balance between rural tranquility and urban convenience. The closest village is Avesnes-sur-Helpe, a beautiful medieval town that is just a five-minute walk away. Avesnes-sur-Helpe is known for its historic ramparts, a charming church, and a rich past that dates back to the medieval era. It provides a picturesque backdrop and is a great place to explore. The area is also highly practical for daily life, with five schools and four supermarkets within a 10-minute walk, making it an ideal location for families.

For those who need to travel, the area's connectivity is a major advantage. The Avesnes-sur-Helpe train station is only a five-minute drive away, offering high-speed rail connections that make commuting to major European cities incredibly easy. You can be in Paris in under 1 hour and 45 minutes, Brussels in just 1 hour, and Lille in a mere 40 minutes. This makes the property a perfect base for professionals who work in these cities but prefer a quieter, more spacious home environment.



The nearest international airport is Lille Airport (LIL), which is approximately a 1.5-hour drive away. This regional airport offers a good selection of flights to various destinations, primarily within France and to a few European cities. For a wider range of international flights, Brussels Airport (BRU) is a great option, located about a 2-hour drive from Avesnelles. Brussels Airport is a major European hub with extensive flight networks to destinations worldwide, providing excellent flexibility for long-haul travel.

## MAiN FEATURES:

- \* 180m2 of living space
- \* 958 m2 plot
- \* 6 Bedrooms
- \* 2 Bathrooms
- \* Stunning Views
- \* Private Parking
- \* Private Garden
- \* 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
- \* The house has been fully restored in 2018 with new natural slate roofing , new électricité, plumbing and heating.
- \* 25sq meter lock up garage
- \* Wine cellar in stone and brick of 25 sq meters

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## Общие

|                 |          |
|-----------------|----------|
| Спальни:        | 6        |
| Ванные комнаты: | 2        |
| Готовые кв.м.:  | 180 кв м |

## Utility details

|          |    |
|----------|----|
| Heating: | да |
|----------|----|

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX7.496.617



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