



House with character

DOURGES (62)

1 248 000 €*

* Agency fees to be paid by the seller



550 m²



18 pièce(s)



8 chambre(s)

PROPERTY DESCRIPTION

Exceptional, located 30 minutes from Lille, via the A1, in the heart of Dourges, an old renovated farmhouse, on nearly one hectare! You are looking for space, an atypical house with character, while remaining close to the main roads, the city, and out of sight! Discover this luxury property which will seduce you as soon as you enter the gate. The living area covers 450m² on two levels, not to mention its many outbuildings, garages and reception room. In addition, a second recent independent dwelling of 110m² on two levels has been created for the family or for a possible guest house! Entirely fenced with its brick palisade, a wrought iron gate with automatic opening will allow you to access the property by a paved driveway overlooking the vast garden planted with secular and fruity trees! The house was completely renovated 20 years ago. The interior decoration combines the charm of the old with the contemporary! The materials used are of high quality, the finishes neat. Nothing was left to chance. You will appreciate the ceiling heights, the widths of the openings, the coverings of the various floors (marble, solid oak), etc.... The entrance hall serves on one side the bright dining room overlooking the large American kitchen which opens onto the tiled terrace facing south west and on the other onto the living room with its old-fashioned fireplace! On the ground floor, you will also discover the billiard room, an office and the toilets but also, a reading room, and the first two bedrooms including the master suite, dressing room, pantry, laundry room, and garage! Upstairs, accessible by two stairs, the other four bedrooms, a 50m² games room, bathroom and toilet! On the outside, also accessible by a wooden gate which overlooks the large inner courtyard, where the dovecote of 23m² on the ground dominates, you will discover on one side the main house and on the other the renovated outbuildings. Among these, the attic reception room of 87m² on the ground with a kitchen area, an adjoining garage of 43m², but also the second house with its open kitchen living room of 50m² and its two bedrooms with shower room. In its extension, another isolated room of 50m² serving as a workshop and which could very quickly become habitable with its floor of the same surface! On the garden side, in addition to the dovecote, and the fountain fed by a 35 thousand liter rainwater tank, still other outbuildings, and the vegetable garden with greenhouses! You will also have a very beautiful vaulted cellar of 60m. There would be so much more to say about its qualities and its many possibilities of exploitation, both by the surfaces of its outbuildings which remain exploitable for housing and by its vast divisible land! But I will leave it to you to discover it during a possible visit! The fees are the responsibility of the seller. Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : www.georisques.gouv.fr.

**** ENGLISH SPEAKERS:** please note that Capifrance has an international department that can help with translations. To see our range of 20,000 properties for sale in France, please visit our Capifrance website directly. We look forward to finding your dream home!



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LE BIEN EN IMAGES



DETAILS

GENERAL

Reference 812197

Property type House with character

Exposure S-W

View Vue sur Jardin

SURFACES

Living space 550 m²

Living room surface 45 m²

Land surface 8400 m²

COMPOSITION

Number of rooms 18

Number of bedrooms 8

Number of bathrooms 2

Toilets count 5

Washrooms 2

Terrace 1

DPE/GES

DPE 146

GES 27

APPENDIX

Parking extérieur

Parking space 20

Garage 3

Cellar 1

Videophone Non

SERVICES

Heater gaz

Kitchen américaine



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