

**Price on request**

**Contact agency**

**Mathieu Immobilier & Conseils**

3 avenue Gambetta

08300 Rethel

06 60 43 57 31 / dl@mathieuimmobilier.fr

**Rental ground garden**

**2 rooms**

**Surface : 43 m²**

**View :** Citadine

**Hot water :** Individuelle électrique

**Inner condition :** NEW

1 bedroom

1 terrace

1 shower

1 WC

1 cellar

**Energy class (dpe) :** D

**Emission of greenhouse gases (ges) :** A



### Ground garden Rethel

Your Advisor at Mathieu Immobilier & Conseils, Shana WURMSER, offers you this Type 2 apartment located in the heart of downtown Rethel. This fully renovated ground floor apartment consists of an entrance leading to a living room/dining area with an open, fitted kitchen, one bedroom, a shower room, and a separate toilet. A cellar, a storage room, and an outbuilding. The little extra: a private outdoor space with a terrace and a small garden, perfect for enjoying sunny days. Individual electric heating and hot water production. Date of diagnostics: 10/04/2025 Energy performance: class C (179kWh/m²/year) Greenhouse gas emissions: class A (5kgCO2/m²/year) Estimated annual energy costs for standard use: between 660 euros and 940 euros per year. Average energy prices indexed as of January 1, 2021 (including subscriptions). Information on the risks to which this property is exposed can be found on the Géorisques website: [georisques.gouv.fr](https://georisques.gouv.fr). Tenant agency fees: 550 € Monthly rent excluding charges: 570 € Charge provision 40 €: Maintenance of common areas, electricity for common areas. Monthly rent including charges: 610 € Security deposit: 570 € Contact your advisor Shana WURMSER, Mathieu Immobilier & Conseils, registered with the Sedan court under number 75075272700024

Document non contractuel

20/10/2025 - Prix T.T.C

