

183 000 €

Contact agency
Mathieu Immobilier & Conseils

3 avenue Gambetta

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For sale apartment

2 rooms

Surface : 66 m²

Surface of the living : 26 m²

Year of construction : 2012

View : Jardin

Hot water : Individuelle électrique

Inner condition : GOOD

Standing : residential

Building condition : GOOD

Features :

lift, double glazing, gated, CALM, armored door, residential, Fibre, electric shutters, box garage, Ravalement de Façade

1 bedroom

2 terraces

1 shower

1 WC

1 garage

Energy class (dpe) : D

Emission of greenhouse gases (ges) : B

Document non contractuel

10/05/2025 - Prix T.T.C



Apartment 179 Reims

NEW PROPERTY TO SEIZE – 1 BEDROOM APARTMENT ON THE GROUND FLOOR WITH TWO EXTERIORS + GARAGE! Your advisor Shana WURMSER, Mathieu Immobilier, offers you this one-bedroom apartment in Reims located in a secure residence built in 2012. Are you looking for comfort, convenience, and a strategic location? This 65 m² ground-floor apartment ticks all the boxes! It consists of: An entrance with built-in closet A separate WC with laundry area A beautiful living/dining room space opening onto a fitted kitchen A first exterior accessible from the living room A hallway with large storage space A bedroom with dressing room and access to a second terrace A modern bathroom A closed box in the basement completes this property Location side: Located in a quiet and residential environment A stone's throw from the IUT, ideal for students, teachers or investment. Close to transport, shops and main roads This real estate advertisement concerns 2 lots located in a co-ownership of 134 lots in total and not subject to any current proceedings cited in Article L. 721-1 of the Construction and Housing Code. Average monthly amount of charges declared by the seller: €74.67 per month (i.e. €896 annually). Date of completion of diagnostics: 07/08/2024 Energy performance: class D (209kWh/m²/year) Greenhouse gas emissions: class B (6kgCO2/m²/year) Estimated annual energy costs for standard usage:

between €1 140 and €1 600 per year. Average energy prices indexed as of January 1, 2021 (incl. taxes). Information on the risks associated with this property is exposed in the DPE and GE. For more information, visit the website: georisks.fr or contact your advisor Shana WURMSER at Mathieu Immobilier & Conseils, 3 Avenue Gambetta, 08300 Rethel, France. Tel: 06 60 43 57 31 or 75075272700024 – Tel: 03 26 31 75 00

Fees and charges: € 183 000

Annual current charges: € 896

Well conditioned

134 lots in the condominium 183 000 € fees included

