

95 000 €

Contact agency

Mathieu Immobilier & Conseils

3 avenue Gambetta

08300 Rethel

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For sale loft

4 rooms

Surface : 45 m²

View : Dégagée

Hot water : Individuelle électrique

Inner condition : excellent

Building condition : GOOD

Features :

lift, double glazing, Raccordement fibre,
CALM, armored door, Storage space,
Stores

2 bedroom

1 bathroom

1 cellar

Energy class (dpe) : F

Emission of greenhouse gases (ges) : C

Document non contractuel

01/05/2025 - Prix T.T.C



Loft 112 Charleville-Mézières

45M² APARTMENT (Carrez Law) – LOFT TYPE – HYPERCENTRE Your advisor Shana WURMSER, Mathieu immobilier & conseils offers you this loft-style apartment located in Charleville-Mézières in a condominium building. On the 5th and top floor with elevator, entrance hall, large living/dining room opening onto the fitted kitchen (oven, hob, extractor, dishwasher), a bedroom, an office and a bathroom/wc. Plenty of storage space in the eaves spaces. Work carried out: electricity, insulation, carpentry, VMC, plumbing, repainting. Co-ownership charges; €1,300/year Land: €1,031/year Free of any occupation. Ideal for short-term rental projects. Date of completion of diagnostics: 03/27/2025 Energy performance: class F (382kWh/m²/year) Greenhouse gas emissions: class C (12kgCO2/m²/year) Estimated annual energy costs for standard usage: between €1,350 and €1,870 per year. Average energy prices indexed as of January 1, 2021 (including subscriptions). Fees payable by the seller Contact your MATHIEU IMMOBILIER & CONSEILS advisor: WURMSER SHANA – 0675971732 – sw@mathieuimmobilier.fr – Commercial agent (EI) registered with the RSAC of Sedan under number 75075272700024–

Fees and charges :

Annual current expenses 1 300 €

Well condominium

95 000 € fees included

