

Price on request

Contact agency

Mathieu Immobilier & Conseils

3 avenue Gambetta

08300 Rethel

06 60 43 57 31 / dl@mathieuimmobilier.fr

For sale house

3 rooms

Surface : 63 m²

Surface of the land : 350 m²

Year of construction : 2022

Hot water : Electrique

Inner condition : excellent

Features :

electric shutters, ALARM, Bedroom on ground floor, double glazing, Automatic gate, CALM

2 bedroom

1 terrace

1 shower

Energy class (dpe) : D

Emission of greenhouse gases (ges) : A

Document non contractuel

03/12/2025 - Prix T.T.C



House 209 Charleville-Mézières

Mathieu Real Estate & Consulting offers exclusively a detached house located in the heart of the residential neighborhood of Les Granges Moulues - Bois Fortant, in Charleville-Mézières. Built in 2022, this home provides a contemporary living environment with the comfort of a modern single-story layout. The living area includes an entrance leading to a living/dining room and a fully equipped, practical kitchen, over 30 m², opening onto a covered terrace of approximately 12 m². The sleeping area, accessible via a hallway, features two bedrooms, one of which includes a walk-in closet, and a modern shower room with toilet. Set back from the road, a gravelled courtyard offers parking for several vehicles, while a fenced garden of about 200 m² completes the property. The property is fully enclosed, secured by an electric gate, and includes a garden shed. Located just steps from Albert Caquot primary school, this house benefits from quick access to local shops, public transportation, and Charleville-Mézières train station (5 to 10 minutes by car). The A34 motorway is also easily reachable, making travel to Sedan, Reims, and Belgium convenient. Date of energy performance diagnosis: November 22, 2025 Primary energy consumption: C - 171 kWh/m²/year Final energy consumption: 83 kWh/m²/year Greenhouse gas emissions: A - 5 kgCO2/m²/year Estimated annual energy costs for standard use: between €879 and €1,240 per year (average prices indexed 2021-2022, including subscriptions)

