

Price on request

Contact agency
Mathieu Immobilier & Conseils

3 avenue Gambetta

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For sale house

Surface : 70 m²

View : Campagne

Inner condition : GOOD

External condition : GOOD

Couverture : tiling

Features :

electric shutters, Poêle granulés, Baignoire
balnéo duo, Solar panels, Outbuilding,
double glazing, CALM

2 bedroom

1 terrace

1 bathroom

2 WC

1 cellar

Document non contractuel

15/12/2025 - Prix T.T.C



House 225 Voncq

EXCLUSIVE – COMPLETELY RENOVATED HOUSE / GÎTE – ARDENNES COUNTRYSIDE Your advisor Shana WURMSER from Mathieu Immobilier et Conseils is pleased to offer this charming detached house in Voncq, a delightful village nestled between Reims, Charleville-Mézières, and Vouziers. Currently operating as a Loveroom for the past 5 years, this property provides a discreet, intimate setting highly appreciated by guests. It is ready to continue its business or can be redesigned to suit your lifestyle. It comprises an entrance hall, a cozy living room with a pellet stove, a fully equipped, spacious kitchen with dining area and direct access to a small private courtyard, as well as a WC. Upstairs: large bathroom with spa bathtub, walk-in shower, separate WC, and a cozy bedroom. On the second floor: a fitted room of approximately 11m² under the Carrez law. The property also includes a cellar and an outbuilding of around 15m², offering great potential for conversion. Investor advantages The gîte rents for an average of €159 per weekend, generating an annual turnover between €15,000 and €17,000. There is the option to purchase the furniture and equipment. A rare opportunity for a turnkey investment in the heart of the Ardennes countryside. Heating: electric and pellet stove. Property tax: €300 Septic tank Solar panels **ENERGY PERFORMANCE CERTIFICATE IN PROGRESS** Information on risks to which this property is exposed is available on the Céciliaque website: ceciliaque.com/fr. Contact your

