

220 000 €

Contact agency  
Mathieu Immobilier & Conseils

3 avenue Gambetta

08300 Rethel

06 60 43 57 31 / dl@mathieuimmobilier.fr

For sale house

5 rooms

Surface : 96 m²

Surface of the living : 44 m²

Surface of the land : 800 m²

Year of construction : 2025

Inner condition : NEW

External condition : NEW

Features :

electric shutters, Bedroom on ground floor,  
double glazing, Laundry room, CALM

3 bedroom

1 bathroom

1 WC

1 garage

Energy class (dpe) : D

Emission of greenhouse gases (ges) : A

Document non contractuel

04/07/2025 - Prix T.T.C



## House 190 Amagne

Mathieu Immobilier & Conseils exclusively offers you a detached house in the heart of a recent residential area in the commune of Amagne. Built in 2025, it offers a contemporary living environment and the sought-after comfort of a single storey. The living space consists of a bright living/dining room of over 40 m² and a fitted kitchen opening onto a garden with through exposure. The sleeping area, accessible via a corridor, includes three bedrooms, a separate toilet and a shower room. The property also has a laundry room and a garage with a surface area of 21 m². Outside, a gravelled courtyard allowing parking for several vehicles as well as a garden of approximately 500m² complete the property. The location offers quick access to numerous amenities: schools, shops, health services, and Amagne-Lucquy train station are all nearby. The A34 motorway is a ten-minute drive away, as are the town of Rethel's infrastructure (hospital, leisure activities, train station, etc.). Date of completion of the energy diagnosis: May 23, 2025 Primary energy consumption: C – 177kWh/m²/year. Final energy consumption: 77kWh/m²/year. Greenhouse gas emissions: A – 5 kgCO2/m2/year Estimated annual energy costs for standard use: between €1,330 and €1,840 per year. Average energy prices indexed for the years 2021, 2022, 2023 (including subscriptions) Agency fees are the responsibility of the seller. For further information on risks, please visit Cécileque.fr

