

210 000 €

Contact agency
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For sale house

4 rooms

Surface : 100 m²

Surface of the living : 100 m²

Surface of the land : 2849 m²

Year of construction : 1932

View : Campagne

Hot water : Electrique

Inner condition : excellent

External condition : a refresh

Couverture : tiling

Features :

Bedroom on ground floor, double glazing

3 bedroom

1 shower

1 WC

1 garage

1 cellar

Energy class (dpe) : E

Emission of greenhouse gases (ges) : F

Document non contractuel

03/05/2025 - Prix T.T.C



House 170 Amagne

Your advisor Manon LARCHER, Mathieu Immobilier & conseils offers you exclusively: In the heart of the village of Amagne, just 10 minutes from Rethel and the A34, this charming, carefully renovated 100m² brick house offers a peaceful, green living environment, ideal for a family or a first purchase. From the moment you enter, you'll be captivated by the warm and welcoming atmosphere. The ground floor offers a beautiful 25 m² living space, with a lounge/dining room opening onto a modern kitchen. Two beautiful bedrooms of 13 m², one of which can also be used as an office, a shower room, separate toilets and access to the basement complete this level. Upstairs, an attic landing with storage leads to a cozy 9 m² bedroom, perfect for a child, an office or a guest room. The full basement, accessible directly from the garden, includes a laundry area, a boiler room with oil boiler and tank, additional toilets, as well as a 31 m² garage. Outside, a gravelled courtyard provides easy access to the garage and the vast 2000 m² garden. Features Construction: 1932 (brick) Heating: fuel oil Sanitation: Main sewer Date of completion of diagnostics: 09/19/2022 Energy performance: class E (257kWh/m²/year) Greenhouse gas emissions: class E (65kgCO2/m²/year) Estimated annual energy costs for standard usage: between €1,960 and €2,700 per year. Average energy prices indexed as of January 1, 2021 (including subscriptions). Information on the risks to which this property is exposed is

