

Price on request

Contact agency

Mathieu Immobilier & Conseils

3 avenue Gambetta

08300 Rethel

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For sale house

5 rooms

Surface : 112 m²

Surface of the living : 112 m²

Surface of the land : 1726 m²

Year of construction : 2001

Exposition : Sud

View : Campagne

Hot water : Electrique

Inner condition : to modernize

External condition : GOOD

Couverture : tiling

Features :

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

3 bedroom

1 terrace

2 showers

2 WC

2 garage

1 parking

Energy class (dpe) : D

Emission of greenhouse gases (ges) : C

Document non contractuel

13/07/2025 - Prix T.T.C



House 195 Barby

5-room house of 112 m² – Single-story living – Located in Barby, a popular village in the Rethélois region, in a peaceful setting, this family home built in 2001 will charm you with its comfort, its spaciousness and its vast garden. Just 5 minutes from Rethel and Château-Porcien (shops, schools, infrastructure), and 2 minutes from the A34 (Reims–Rethel axis), this house benefits from a strategic location while offering a peaceful living environment. This house offers single-story living with, on the ground floor: An entrance with storage cupboard, A spacious living room of 35 m², through and bright, with bay windows and access to the terrace, A separate 13 m² kitchen with direct access to the terrace Access to the basement, A sleeping area with a closed corridor serving: A 12 m² bedroom, A 6 m² bathroom, Storage cupboards, Separate WC, Direct access to the 18 m² garage, with an adjoining 13 m² laundry room. Upstairs: A landing leading to two large bedrooms, A bathroom with WC, A large attic room that can be converted into a third bedroom, office or games room. In addition, a full basement with garage/workshop space of 60 m², A cellar-type room of 28 m², Secure access via an electric gate, Fully coated courtyard, Large, enclosed, wooded garden with no overlooked views. Technical characteristics Year of construction: 2001 Joinery: PVC double glazing, electric roller shutters Roof: tiles Heating: fuel oil (2,000 L tank) + air/water heat pump (possibility of installing a stove) Sanitation: all sewer Property tax: 6860/year Date:



Fees payable by the purchaser Contact : For any further information or to arrange a

viewing, please do not hesitate to contact me at 06.48.79.05.20 or by email at

ml@mathieuimmobilier.com Manon Larcher, real estate advisor for Mathieu

Immobilier & Conseils, registered with the RSAC under number

2024AC00005 at the SEDAN Court –

Fees and charges :

