

185 000 €

Contact agency

Mathieu Immobilier & Conseils

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For sale house

4 rooms

Surface : 87 m²

Surface of the living : 40 m²

Surface of the land : 360 m²

Hot water : Electrique

Inner condition : excellent

Features :

Bedroom on ground floor, double glazing

3 bedroom

Energy class (dpe) : D

Emission of greenhouse gases (ges) : A

Document non contractuel

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



House 189 Charleville-Mézières

Mathieu Immobilier & Conseils exclusively offers you a detached house located in the heart of the residential district of Granges Moulues – Bois Fortant, in Charleville-Mézières. Built in 2025, this house offers a contemporary living environment with the comfort of a modern single-story home. The living space consists of an entrance leading to a bright living room of over 40 m² and a fitted and functional kitchen, opening onto the garden. The sleeping area, accessible via a corridor, includes three bedrooms, a separate toilet and a modern shower room. Set back from the road, a gravelled driveway provides parking for several vehicles, and an enclosed garden of approximately 200 m² completes this property. The property is fully fenced. Located just a stone's throw from Albert Caquot Primary School, this house enjoys quick access to local shops, public transport, and Charleville-Mézières train station (a 5-10 minute drive). The A34 motorway is also easily accessible, facilitating travel to Sedan, Reims, and Belgium. Date of completion of the energy diagnosis: April 14, 2025 Primary energy consumption: C – 166 kWh/m²/year Final energy consumption: 72 kWh/m²/year Greenhouse gas emissions: A – 5 kgCO₂/m²/year Estimated annual energy costs for standard use: between €1,130 and €1,570 per year (average prices indexed to 2021-2023, including subscriptions) Agency fees are the responsibility of the seller. For more information on risks, please visit Cérifique.fr

