

Price on request

Contact agency

Mathieu Immobilier & Conseils

3 avenue Gambetta

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For sale house

4 rooms

Surface : 94 m²

Surface of the land : 630 m²

Hot water : Thermodynamique

Inner condition : NEW

Features :

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

3 bedroom

1 terrace

1 shower

1 WC

1 garage

Energy class (dpe) : D

Emission of greenhouse gases (ges) : A

Document non contractuel

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



House 224 Coucy

Mathieu Immobilier & Conseils offers you, exclusively, a detached house in the heart of the village of Coucy. Built in 2025, it provides a contemporary living environment and the sought-after comfort of single-level living. The living area consists of a bright living/dining room of approximately 50 m², a fitted kitchen opening onto a beautiful 45 m² patio and the garden. The sleeping area, accessible via a hallway, includes three bedrooms, a separate toilet, and a shower room. The property also features a laundry-type room and a garage. A courtyard allowing parking for several vehicles, as well as a garden of around 400 m², complete this property. Coucy, a peaceful village about 10 minutes from Rethel, benefits from nearby amenities (schools, shops, facilities), the Amagne-Lucquy TER train station about 4 km away, and quick access to the A34 via Rethel. Date of energy diagnosis: November 16, 2025 Primary energy consumption: **C – 154 kWh/m²/year**. Final energy consumption: 67 kWh/m²/year. Greenhouse gas emissions: **A – 5 kgCO2/m²/year** Estimated annual energy costs for standard usage: between €1130 and €1580 per year. Average energy prices indexed over 2021, 2022, and 2023 (including subscriptions), in accordance with the decree of March 31, 2021, effective at the time the energy diagnosis was established. Agency fees are payable by the seller. For more information on risks, please consult the

Cécile@agencefr.com

