

Price on request

Contact agency

Mathieu Immobilier & Conseils

3 avenue Gambetta

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For sale house

4 rooms

Surface : 86 m²

Surface of the land : 424 m²

Exposition : Sud

Hot water : Electrique

Inner condition : NEW

Couverture : tiling

Features :

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

3 bedroom

1 bathroom

1 garage

Energy class (dpe) : D

Emission of greenhouse gases (ges) : A

Document non contractuel

18/11/2025 - Prix T.T.C



House 221 Prix-lès-Mézières

Mathieu Immobilier & Conseils offers you exclusively a semi-detached house located in the heart of a quiet, modern residential neighborhood in Prix-lès-Mézières. Built in 2025, this home provides a contemporary living environment with the comfort of a modern single-story design. The living area features an entrance leading to a bright lounge/dining room of over 40 m² and a fully equipped, practical kitchen opening onto the garden. The sleeping area, accessed via a hallway, includes three bedrooms and a modern shower room with toilet. The property also includes a laundry space and a garage. Set back from the road, a gravel courtyard offers parking for several vehicles, and a garden of approximately 200 m², facing due south, completes this property. The entire lot will be securely fenced. Conveniently located just steps from the amenities of Prix-lès-Mézières and a few minutes from Charleville-Mézières. Quick access to main roads, schools, and services (shops, healthcare, sports facilities). Date of energy diagnosis: October 20, 2025 Primary energy consumption: C – 170 kWh/m²/year Final energy consumption: 74 kWh/m²/year Greenhouse gas emissions: A – 5 kgCO₂/m²/year Estimated annual energy costs for standard use: between €1,160 and €1,610 per year (average prices indexed 2021-2023, including subscriptions) Agency fees are payable by the seller. For more information on risks, please visit [Géorisques.fr](https://georisques.fr).

Fees and charges :

