

Price on request

Contact agency

Mathieu Immobilier & Conseils

3 avenue Gambetta

08300 Rethel

06 60 43 57 31 / dl@mathieuimmobilier.fr

For sale contemporary house

6 rooms

Surface : 150 m²

Surface of the land : 506 m²

Year of construction : 2018

Features :

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

3 bedroom

1 terrace

1 bathroom

1 shower

2 WC

1 garage

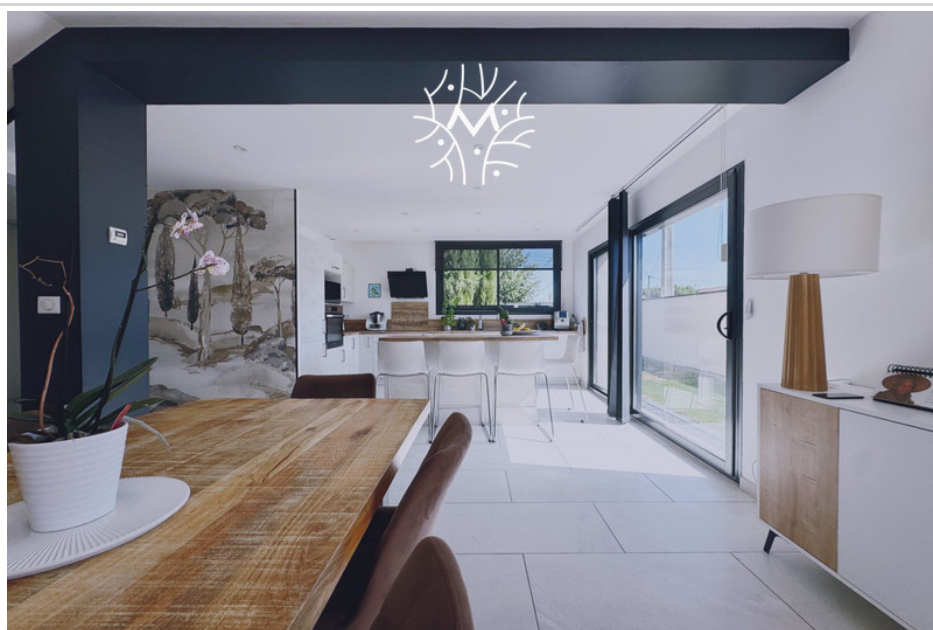
1 parking

Energy class (dpe) : C

Emission of greenhouse gases (ges) : A

Document non contractuel

26/07/2025 - Prix T.T.C



Contemporary house 199 Reims

Mathieu Immobilier & Conseils offers you a contemporary house with high-quality features, located in the town of Warmeriville, just 15 minutes from Reims and 2 minutes from the A34. Built in 2018 with high-quality materials and finishes, it features an entrance hall with storage opening onto a spacious, bright living room of over 70 m². This open space features a modern, fully equipped kitchen with a central island, a welcoming dining area, and a comfortable living room, perfect for family gatherings. The ground floor also includes a spacious 16 m² bedroom, a shower room, a separate toilet, as well as a room adjoining the garage which can be used as a laundry room or back kitchen. Upstairs, a landing leads to two beautiful bedrooms of 15 m² each and a bathroom. Outside, you will enjoy a pleasant enclosed garden of approximately 200 m², facing south-west, not overlooked, ideal for sunny days. Located in the heart of the village, this house benefits from the immediate proximity of local amenities and nature. Date of completion of the energy diagnosis: 07/01/2023 Primary energy consumption: 129 kWh/m²/year. (C) Greenhouse gas emissions: 3 kgCO2/m2/year. (A) Estimated annual energy costs for standard use between €1,119 and €1,513. Average energy prices indexed for the year 2021 (including subscriptions) Information on the risks to which this property is exposed is available on the Géorisques website:

georisques.gouv.fr. Agency fees payable by the seller

