

174 000 €

Contact agency

Mathieu Immobilier & Conseils

3 avenue Gambetta

08300 Rethel

06 60 43 57 31 / dl@mathieuimmobilier.fr

For sale house

5 rooms

Surface : 119 m²

Surface of the land : 666 m²

Hot water : Electrique

3 bedroom

1 bathroom

2 WC

2 garage

Energy class (dpe) : F

Emission of greenhouse gases (ges) : G

Document non contractuel

13/06/2025 - Prix T.T.C



House 185 Rethel

Mathieu Immobilier & Conseils offers for sale a detached house, built in 1968, located back from the road in the commune of Rethel. With a living area of 119 m², this house stands out for its generous volumes and beautiful light. It consists of an entrance hall leading to a spacious living room of approximately 40 m², opening onto a balcony and a fully equipped and functional kitchen. It also offers a bedroom, a bathroom, and a separate toilet. Upstairs, you will find two large bedrooms with built-in wardrobes, one of which has a bathroom, as well as a separate toilet. The basement, approximately 85 m², includes a second kitchen, a boiler room, a double garage that can accommodate two light vehicles and a "workshop" area. The house has a garden with a through exposure of approximately 400 m², offering a pleasant and calm setting. => Possibility of acquiring, in addition, an adjoining plot of building land of 466 m². The property benefits from an ideal location, close to local amenities and infrastructure, accessible on foot, and only a few minutes from the A34 motorway. Energy diagnosis (DPE carried out on 03/25/2025): Primary energy consumption: 419 kWh/m²/year (Class F) Final energy consumption: 406 kWh/m²/year Greenhouse gas emissions: 90 kg CO₂/m²/year (Class F) Estimated annual expenses: between €4,260 and €5,820, indexed to the years 2021 to 2023 (including subscriptions) Selling price: €174,000 Agency fees included (i.e. €165,000 net

