

115 000 €

Contact agency
Mathieu Immobilier & Conseils

3 avenue Gambetta

08300 Rethel

06 60 43 57 31 / dl@mathieuimmobilier.fr

For sale ideal investor

4 rooms

Surface : 113 m²

Surface of the living : 113 m²

Surface of the land : 713 m²

Year of construction : 1800

View : Campagne

Hot water : Electrique

Inner condition : to renovate

External condition : to renovate

Couverture : slate

Features :

fireplace

3 bedroom

1 bathroom

1 WC

1 garage

1 cellar

Energy class (dpe) : F

Emission of greenhouse gases (ges) : C

Document non contractuel

23/05/2025 - Prix T.T.C



Ideal investor 163384 Rumigny

Treat your guests to a journey through time: discover this 1700 residence with unique potential, nestled in the heart of the Thiérache Ardennes. A place steeped in history to renovate. In the heart of the village of Rumigny, this 18th-century stone house invites you to imagine an exceptional project: a charming gîte or guesthouse that blends authenticity, elegance, and serenity. With its original materials, vast spaces, and outbuildings with great potential, this property will appeal to lovers of old stone and those with ambitious tourism projects. Located in a peaceful and bucolic environment, the house benefits from a strategic location: 8 minutes from Liart and its amenities, 20 minutes from Hirson, the dynamic center of the surrounding area, 40 minutes from Charleville-Mézières, a historic town in the Ardennes. Easily accessible for national and international customers, the property is located only: 150 from Brussels, 220 km from Paris, 350 km from Amsterdam. The main house, spread over three levels, offers a generous and flexible surface area: Ground floor: From the moment you enter, you'll be charmed by the authentic feel of the property. The 21 m² living/dining room and 26 m² reception room invite you to imagine beautiful common areas. The separate kitchen, bathroom, and workshop complete this level, offering multiple layout possibilities (laundry room, relaxation area, reading corner). First floor: This level already offers a master bedroom of 20 m² and a second bedroom, but above all reveals two vast



suitable for the creation of independent bedrooms, craft workshops or a wellness area with spa and sauna, A cellar completes this property. This historic residence, full of character and potential, will charm you with its authenticity and timeless ambiance. Transform its generous spaces and indulge in this experience in the heart of the Thiérache Ardennes. Date of completion of diagnostics: 09/12/2024 Energy performance: class F (401kWh/m²/year) Greenhouse gas emissions: class

C (13kgCO₂/m²/year) Estimated annual energy costs for standard usage: between 00 euros and 00 euros per year. Average energy prices indexed as of January 1, 2021 (including subscriptions). Information on the risks to which this property is exposed is available on the Géorisques website: georisques.gouv.fr. Price of the property: €115,000 Price of the property excluding fees: €105,000 Fees including tax: 8.6% or €10,000 Fees payable by the purchaser

Fees and charges :

115 000 € agency fees 8,70% à the responsibility of the buyer included