

## Price on request

Contact agency

Mathieu Immobilier & Conseils

3 avenue Gambetta 08300 Rethel

06 60 43 57 31 / dl@mathieuimmobilier.fr

For sale house 6 rooms

Surface: 137 m²

Surface of the living :  $55 \text{ m}^2$ Surface of the land :  $785 \text{ m}^2$ Year of construction : 1949

Exposition : Est
View : Campagne
Hot water : Electrique
Inner condition : GOOD

External condition: to renovate

Couverture: tiling

Features : double glazing

4 bedroom

1 terrace

1 bathroom

1 WC

1 garage

1 parking

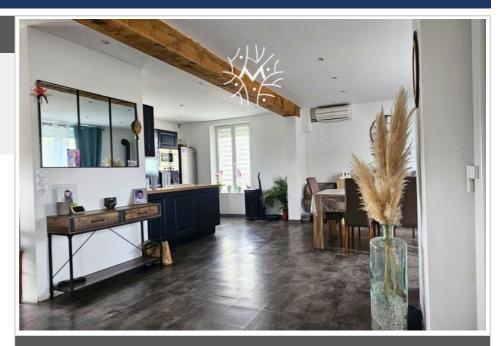
1 cellar

Energy class (dpe): D

Emission of greenhouse gases (ges): B

Document non contractuel 06/10/2025 - Prix T.T.C





## House 214 Acy-Romance

Renovated Family Home - 137 m<sup>2</sup> - Acy-Romance Located in the heart of Acy-Romance, a sought-after town near Rethel, this fully renovated six-room house from 2020 offers comfort, modern features, and spacious living areas, perfect for a family. Its location is a real advantage: schools, shops, a secondary school, healthcare services nearby, and quick access to the RN51 (Charleville/Reims route). Interior: Ground floor: entrance opening onto a large, bright living area including a lounge, dining room, and open-plan equipped kitchen, all complemented by a pellet stove. A bathroom with both bathtub and shower, as well as separate toilets, complete this level. First floor: four spacious bedrooms (12 to 18 m<sup>2</sup>) and a dressing area. Exterior and outbuildings: Basement of approximately 12 m<sup>2</sup> Driveway with parking for several vehicles Two outbuildings (13 m<sup>2</sup> and 10 m²) Double garage of about 43 m² Enclosed garden of 400 m² with a terrace Total land area: around 785 m² Technical details: Brick construction (1950) Complete renovation in 2020: double-glazed windows, electrical wiring, plumbing, insulation, kitchen, bathroom, creation of 2 bedrooms Heating: pellet stove, reversible air conditioning (heat pump) + electric radiators upstairs Tiled roof, checked framework, replaced fascia boards and gutters New micro-sewage treatment plant Energy Performance Certificate: D



