

325 000 €

Contact agency
Mathieu Immobilier & Conseils

3 avenue Gambetta

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For sale house

Surface of the living : 165 m²

View : Campagne

Hot water : Fuel

Inner condition : to modernize

External condition : exceptional

Couverture : slate

Features :

double glazing, CALM

4 bedroom

1 terrace

1 bathroom

2 WC

1 garage

1 parking

1 cellar

Energy class (dpe) : D

Emission of greenhouse gases (ges) : E

Document non contractuel

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



House 158 Chappes

Your advisor Manon LARCHER, Mathieu Immobilier & conseils offers you:
Located in a peaceful setting in Chappes (08220), this 165 m² red brick house combines old-world charm and generous volumes. Located on a vast plot of 5000 m², it also has 500 m² of outbuildings, offering great potential for various projects (crafts, agriculture, storage, workshop, etc.). Ground floor Entrance with corridor serving all the rooms Spacious kitchen of 22 m² Living/dining room of 40 m² with fireplace 13 m² boiler room, ideal for storage and maintenance Separate toilets Upstairs 14 m² landing, perfect for an office space or relaxation area 4 spacious bedrooms: 2 bedrooms of 19 m² 1 bedroom of 15 m² 1 bedroom of 9 m² Modern 10 m² bathroom with walk-in shower and bathtub Separate toilets Additional spaces Convertible attic of approximately 63 m², offering great potential for extension Cellar 15 m² summer kitchen Exterior & Outbuildings 5000 m² wooded land, green and peaceful setting Outbuildings of approximately 500 m², which can be used as a garage, workshop or storage space Plot of land (meadow) of 8090 m², ideal for an agricultural project Features Construction: 1890 (brick) Heating: oil + wood fireplace Sanitation: septic tank Water softener Property tax: €698 This house offers great development potential and a peaceful living environment, while retaining its old-world charm. Date of completion of

diagnostics: 11/21/2024 Energy performance: class D (217kWh/m²/year) Greenhouse gases: class D (43kgCO2/m²/year) Estimated energy costs for standard consumption: between €3,460 and €4,750 per year (prices indexed to 2021 (including subscription fees) on the basis of risks to which the property is exposed is available on the website: georisques.fr) - Price of the property: €310,000 Fees: €4,600 or €15,000 Fees paid by the seller: €4,600 Contact : For more information or to arrange a visit, please do not hesitate to contact me at 06.46.79.05.20 or by email at ml@mathieuimmobilier.com Manon Larcher, real estate advisor for Mathieu Immobilier & Conseils, registered with the RSAC under number 2024AC00005 at the SEDAN Court – Fees and charges : 325 000 € agency fees 4,62% à the responsibility of the buyer included

