

Price on request

Contact agency
Mathieu Immobilier & Conseils

3 avenue Gambetta

08300 Rethel

06 60 43 57 31 / dl@mathieuimmobilier.fr

For sale house

Surface : 108 m²

Surface of the living : 28 m²

Surface of the land : 662 m²

Year of construction : 1966

View : Jardin

Hot water : Gaz

Inner condition : GOOD

External condition : GOOD

4 bedroom

1 bathroom

1 shower

2 WC

1 garage

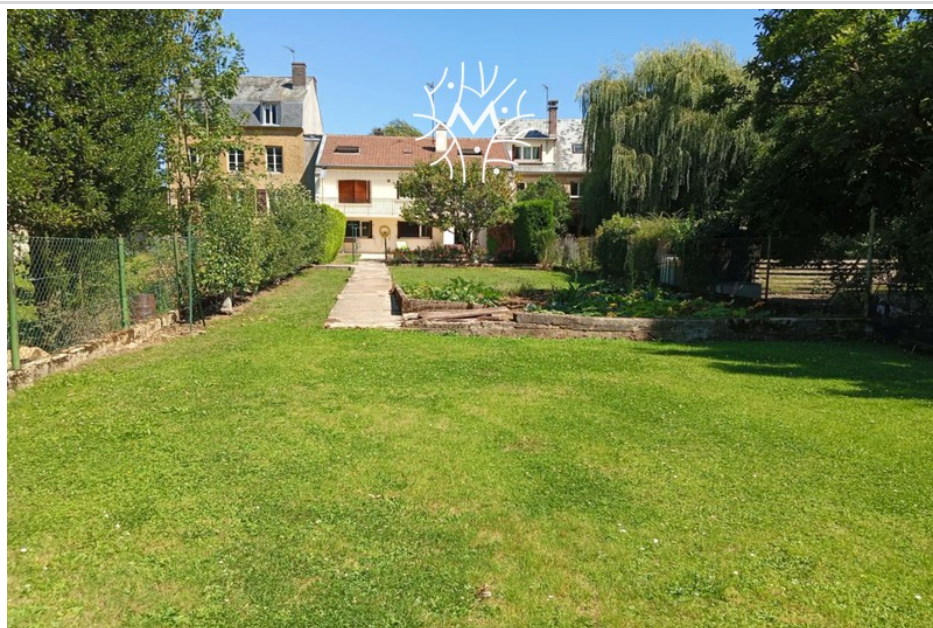
1 cellar

Energy class (dpe) : E

Emission of greenhouse gases (ges) : F

Document non contractuel

04/09/2025 - Prix T.T.C



House 204 Charleville-Mézières

EXCLUSIVE - 108m² HOUSE WITH BASEMENT - MOHON AREA Your advisor from Mathieu Immobilier & Conseils, Shana WURMSER, presents this house with a basement located in the Mohon area. Close to all amenities, this property will charm you with its spacious rooms, convenient single-level living, and large garden. It consists of an entrance hall with closets, a living/dining room with a large balcony to enjoy a first outdoor space with no overlooking neighbors, a fitted eat-in kitchen, a separate toilet, two bedrooms with plenty of storage, and a shower room. Upstairs, you'll find two bedrooms under the eaves, a bathroom, and an attic. In the basement, there is a laundry/summer kitchen, a cellar, a boiler room with toilet, a room that can be converted into a living space (office, bedroom), and finally a double garage with an automatic door. Access to the garden is through the basement, offering a first terrace area of 100m² sheltered from view. A garden/vegetable patch completes this green haven of approximately 660m². Individual natural gas heating Connected to the main sewer system. Property tax: €2315 Date of diagnostics: 11/16/2023 Energy performance rating: class E (275 kWh/m²/year) Greenhouse gas emissions: class E (59 kg CO2/m²/year) Estimated annual energy costs for standard use: between €1920 and €2650 per year. Average energy prices indexed as of January 1, 2021 (including subscriptions).

