

**Price on request**

**Contact agency**

**Mathieu Immobilier & Conseils**

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**For sale house**

**6 rooms**

**Surface : 121 m²**

**Surface of the land : 529 m²**

**Features :**

ALARM, fireplace, double glazing, Laundry room, CALM

4 bedroom

1 terrace

1 bathroom

1 shower

2 WC

1 garage

1 parking

1 cellar

Document non contractuel

25/07/2025 - Prix T.T.C



### House 200 Rethel

Mathieu Immobilier & Conseils offers you a detached house built in the 70s, type 5, with a full basement, located in a central residential area of the commune of Rethel. With a living area of 121 m<sup>2</sup>, the ground floor consists of an entrance leading to a bright living room of 30 m<sup>2</sup> with fireplace and pellet stove, a fitted and functional kitchen, as well as a night area with three bedrooms, a shower room and separate toilet. Upstairs, you will find a "master suite" type space including a large bedroom, a bathroom with WC, a dressing room and an attic area. The full 90 m<sup>2</sup> basement offers several spaces: laundry room, cellar, boiler room (with new Biofioul boiler), and a garage that can accommodate one to two vehicles. Outside, you will enjoy a south-facing garden, with terrace and stone barbecue. This property benefits from the immediate proximity of the city's amenities and infrastructure: schools, college, shops, health services, leisure facilities, and train station. It is also ideally located just 2 minutes from the A34 motorway. Date of completion of the energy diagnosis: In progress Primary energy consumption: /// kWh/m<sup>2</sup>/year. Final energy consumption: //// kWh/m<sup>2</sup>/year. Greenhouse gas emissions: //// kgCO<sub>2</sub>/m<sup>2</sup>/year Estimated annual energy expenditure for standard use: between //// € and //// € per year. Average energy prices indexed for the years 2021, 2022, 2023 (including subscriptions) Agency fees are the responsibility of the seller. For further information on risks, please visit

