

275 000 €

Contact agency
Mathieu Immobilier & Conseils

3 avenue Gambetta

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For sale house

6 rooms

Surface : 153 m²

Surface of the living : 153 m²

Surface of the land : 1661 m²

Year of construction : 1985

View : Dégagée

Hot water : Electrique

Inner condition : GOOD

External condition : a refresh

Couverture : tiling

Features :

double glazing, CALM

4 bedroom

1 terrace

1 bathroom

2 WC

1 garage

1 parking

Energy class (dpe) : D

Emission of greenhouse gases (ges) : B

Document non contractuel

22/05/2025 - Prix T.T.C



House 171 Vigne-aux-Bois

Mathieu Immobilier & Conseils offers you exclusively: Tastefully renovated 6-room detached house – 153 m² of living space on a plot of 1,661 m² – Near Charleville-Mézières. Located just a few minutes from Charleville-Mézières, this 6-room detached house offers a peaceful living environment while benefiting from the proximity of the town's amenities. Built on a plot of 1,661 m² planted with fruit trees and fully fenced, this 1985 residence was completely renovated in 2011 with quality materials, offering comfort and modernity. On the ground floor: An entrance with built-in storage and separate WC. A spacious 46 m² living room, bathed in light thanks to its large bay windows, opening onto a SOUTH/SOUTHWEST facing terrace. A pellet stove that brings a warm and economical touch to the living room. A contemporary 16 m² kitchen, fully equipped, offering direct access to the garage and an 8 m² laundry room. A spacious 36 m² garage with electric door. Upstairs: A hall leading to three beautiful bedrooms of 13 to 15 m², all equipped with built-in wardrobes. A 15 m² master suite with private balcony and adjoining bathroom. An 8 m² bathroom, equipped with a walk-in shower, a bathtub and a double sink as well as a separate WC. A south-facing terrace equipped with two electric blinds, perfect for enjoying sunny days. Water softener system and safety system installed. Collective sanitation. Ideal location:



Agency fees payable by the seller Contact Marion Larcher – tel 06.46.79.05.20 – email ml@mathieuimmobilier.fr real estate advisor for Mathieu Immobilier & Conseils, registered with the RSAC under number 2024AC00005 at the SEDAN Court

Fees and charges :

275 000 € fees included

