

145 000 €

Contact agency
Mathieu Immobilier & Conseils

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For sale house

7 rooms

Surface : 195 m²

Surface of the living : 195 m²

View : Campagne

Hot water : Electrique

Inner condition : to modernize

External condition : to renovate

Couverture : slate

Features :

fireplace, CALM

4 bedroom

1 terrace

1 bathroom

1 WC

2 garage

1 parking

Energy class (dpe) : F

Emission of greenhouse gases (ges) : F

Document non contractuel

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



House 70 Wasigny

Your advisor Manon LARCHER, Mathieu Immobilier & conseils offers you exclusively: In the heart of the village of Wasigny, near the church square, this type 7 house is perfect for accommodating a large family, a professional project, as well as nature and hiking lovers. The house with a living area of 195m² comprises two parts on the ground floor: - a former bakery comprising a "customer reception" area, a 38 m² room and a washing-up room. - a family space with kitchen, living/dining room, bathroom and 2 garages (19 and 75 m²) on the ground floor. On the first floor, there are 5 bedrooms and an attic area to be converted. A terrace of approximately 65m², a garden of approximately 450m² and two outbuildings of 76 and 45m² on the ground, complete the property. This property has the amenities and infrastructure of the town of Rethel 18 minutes away, 8 minutes from Novion-Porcien for the health center and has a primary school on site. Date of completion of diagnostics: 04/29/2024 Energy performance: class F (352kWh/m²/year) Greenhouse gas emissions: class E (63kgCO2/m²/year) Estimated annual energy costs for standard usage: between €4,850 and €6,620 per year. Average energy prices indexed as of January 1, 2021 (including subscriptions). Price: €145,000 – fees payable by the seller Information on the risks to which this property is exposed is available on the Géorisques.fr website.

Fees and charges :

145 000 € f

