

240 000 €

Contact agency  
**Mathieu Immobilier & Conseils**

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For sale pavilion

Surface : 123 m²

Surface of the land : 1500 m²

Year of construction : 2003

View : Dégagée

Inner condition : GOOD

External condition : GOOD

Couverture : tiling

5 bedroom

1 bathroom

1 shower

2 WC

Energy class (dpe) : D

Emission of greenhouse gases (ges) : A

Document non contractuel

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



### Pavilion 183 Amagne

**EXCLUSIVE** – Single-story family home with master suite and large plot – Amagne  
Your advisor Shana WURMSER, Mathieu Immobilier, offers you this house located in Amagne, a town offering all amenities (school, shops, Lucquy train station nearby), just a few minutes from Rethel and the expressway, this recent house combines comfort, functionality and space. Built in 2003, this pleasant single-story house is composed of an entrance opening onto a bright living room with lounge, dining room and fully equipped open kitchen, including a dining area and direct access to the terrace. The sleeping area includes two bedrooms, a bathroom and toilet. In 2020, an extension was built to create a beautiful master suite with a dressing room area and shower room with WC, thus providing a truly private space. Upstairs, a large landing fitted with storage and an office area leads to two additional bedrooms, ideal for a large family or a comfortable reception area. Outside, you will enjoy an enclosed plot of 1,500 m², with a garden shed. Additional services: Electric heating + pellet stove Solar hot water tank, optical fiber, water softener. Date of completion of diagnostics: 05/09/2025 Energy performance: class C (155kWh/m²/year) Greenhouse gas emissions: class A (4kgCO2/m²/year) Estimated annual energy costs for standard use: between 1,570 euros and 2,170 euros per year. Average energy prices indexed to January 1, 2021 (including subscriptions). Information on the risks to which this property is exposed is

