

## Price on request

### Contact agency

**Mathieu Immobilier & Conseils**

3 avenue Gambetta

08300 Rethel

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### For sale house

**Surface : 123 m²**

**Surface of the land : 1500 m²**

**View : Dégagée**

**Hot water : Solaire**

**Inner condition : GOOD**

### Features :

electric shutters, double glazing, Ballon solaire, Pellet stove, Bedroom on ground floor, Suite, Fenced, CRAWL, Electric gate

5 bedroom

1 terrace

1 bathroom

1 shower

2 WC

**Energy class (dpe) : D**

**Emission of greenhouse gases (ges) : A**

Document non contractuel

18/11/2025 - Prix T.T.C



## House 183 Rethel

**EXCLUSIVE – Single-story family home with master suite and large plot – Amagne**  
Your agent Shana WURMSER, from Mathieu Immobilier, offers you this house located in Amagne, a town with all amenities (school, shops, Lucquy train station nearby), just minutes from Rethel and the expressway. This modern home combines comfort, practicality, and space. Built in 2003, this pleasant single-story house features an entrance opening onto a bright living area with a lounge, dining room, and fully equipped open kitchen, including a dining space and direct access to the terrace. The sleeping area includes two bedrooms, a bathroom, and a separate toilet. In 2020, an extension was added to create a lovely master suite with a dressing area and shower room with toilet, providing a genuine private space. Upstairs, a large landing with storage and a workspace leads to two additional bedrooms, perfect for a large family or a comfortable guest area. Outside, you'll enjoy a fenced plot of 1,500 m², enhanced by a garden shed. Additional features: Electric heating + pellet stove Solar hot water tank, fiber optic internet, water softener. Date of diagnostics: 05/09/2025 Energy performance: class C (155 kWh/m²/year) Greenhouse gas emissions: class A (4 kgCO2/m²/year) Estimated annual energy costs for standard use: between 1,570 euros and 2,170 euros per year. Average energy prices indexed as of January 1, 2021 (including subscriptions). Information on risks related to this property is available on the

