

230 000 €

Contact agency
Mathieu Immobilier & Conseils

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For sale pavilion

5 rooms

Surface : 95 m²

Surface of the land : 3000 m²

Energy class (dpe) : E

Emission of greenhouse gases (ges) : B



Pavilion 155 Annicourt

Mathieu Immobilier & Conseils presents exclusively a 5-room detached house with a full basement, built in the 2000s. Located in the commune of Annicourt, set back from the road, this property offers a unique living environment combining the charm of the countryside with proximity to amenities. It is just 8 minutes from Rethel and the A34 motorway. The property, with a living area of 95 m², includes bright and spacious spaces, perfect for a family. On the ground floor, the entrance with a large closet leads you to a living-dining room of approximately 30 m² with a working fireplace. The fitted kitchen opens onto a 15 m² veranda, a terrace and a large, sunny garden. Three bedrooms, a bathroom, a separate toilet and access to the basement complete this level. The 100 m² basement has a laundry area, a workshop, and a double garage. The 3000 m² garden will allow you to enjoy an unobstructed view and a peaceful setting. Date of completion of the energy diagnosis: 07/03/2025 Primary energy consumption: 231 kWh/m²/year. (D) Final energy consumption: 123 kWh/m²/year. Greenhouse gas emissions: 7 kgCO2/m2/year. (B) Estimated annual energy costs for standard use between €1,540 and €2,140. Average energy prices indexed for the year 2021 (including subscriptions) Agency fees payable by the seller. Information on the risks to which this property is exposed is available on the Géorisques.fr website.

Document non contractuel

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

