

**189 000 €**

**Contact agency**  
**Mathieu Immobilier & Conseils**

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**For sale townhouse**

**6 rooms**

**Surface : 117 m²**

**Surface of the land : 252 m²**

**Energy class (dpe) : C**

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



### Townhouse 181 Charleville-Mézières

. Mathieu Immobilier & Conseils offers for sale this charming townhouse, fully renovated in 2020, ideally located between the districts of Mézières and Manchester. With a living area of 117 m², this house seduces with its beautiful volumes and natural light. It consists, on the ground floor, of an entrance via a veranda, leading to a fitted and functional kitchen, open to a vast living-dining room of approximately 40 m². A laundry area with separate WC, access to a cellar of approximately 35m² as well as a garage complete this level. On the first floor, you will find two bedrooms and a bathroom with WC. The top floor offers a large fitted room with two sleeping areas and a bathroom. Outside, you will enjoy a pleasant 60 m² courtyard, with a furnished terrace. The property benefits from a privileged location, close to shops, schools and transport, and only a few minutes by car from Place Ducale. Date of completion of the energy diagnosis: 04/11/2025. Primary energy consumption: 128 kWh/m²/year (Class C) Final energy consumption: 62 kWh/m²/year Greenhouse gas emissions: 4 kg CO₂/m²/year (Class A) Estimated annual expenses: between €1,034 and €1,400, indexed to the years 2021 to 2023 (including subscriptions) Agency fees payable by the seller. For more information on the risks associated with this property, visit the website:

[www.georisques.gouv.fr](http://www.georisques.gouv.fr)

Document non contractuel

13/06/2025 - Prix T.T.C

