

185 000 €

Contact agency
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For sale house

Energy class (dpe) : D

Emission of greenhouse gases (ges) : B



House 165 Amagne

Mathieu Immobilier & Conseils presents a 5-room detached house, fully renovated in 2020, located in the town of Amagne, set back from the road. The house, with a living area of 120 m², offers on the ground floor an entrance serving a modern, fully equipped kitchen, opening onto a large dining room and a cathedral-style living room of approximately 40 m². This bright room opens onto a 30 m² terrace facing south. The ground floor also includes a separate toilet, a closet and a laundry room with direct access to the carport. Upstairs, the sleeping area includes three bedrooms, including a master suite with adjoining bathroom (shower and whirlpool bath) and separate WC. The exterior offers a 150 m² south-facing garden and a spacious 50 m² garage. The property benefits from proximity to amenities: schools, shops, health services, and a train station. The town of Rethel, with its hospital, leisure activities, and train station, is just a 10-minute drive away, as is access to the A34 motorway. Date of completion of the energy diagnosis: 04/28/2025 Primary energy consumption: 208 kWh/m²/year. (D) Final energy consumption: 107 kWh/m²/year. Greenhouse gas emissions: 6 kgCO₂/m²/year. (B) Estimated annual energy expenditure for standard use between €1,930 and €2,690. Average energy prices indexed for the years 2021, 2022, 2023 (including subscriptions) Agency fees payable by the seller.

Document non contractuel
01/05/2025 - Prix T.T.C

