



NOUVEAU PRIX ! Plain-pied, 1600m² & DPE D.



Ügynök információ

Név:	ArKadia
Cégnév:	
Ország:	United Kingdom
Telefon:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

Hirdetés részletei

Ingatlan:	Eladó
Ár:	USD 121,668.76

Elhelyezkedés

Ország:	France
Állam/Régió/Tartomány:	Grand Est
Város:	Rethel
Irányítószám:	08300
Feladta:	2026. 04. 01.

Leírás:

SAFTI EXCLUSIVE - Great opportunity following a price reduction!

If you love peace and quiet, nature, and wide open spaces, come and discover this beautiful 113 m² house located in the peaceful village of Fraillicourt (08220). Built on a magnificent plot of approximately 1,600 m², it offers an idyllic living environment with completely unobstructed views of the countryside.

Ideal for a family, a first-time buyer, or a second home, it offers spacious rooms and all the advantages of true single-level living.

Interior layout:

On the ground floor (Complete single-level living):

- A beautiful 28 m² living room, featuring a cozy fireplace.
- A separate 17 m² living room (ideal for a playroom, relaxation area, or large library).
- A 12 m² kitchen.
- The ground floor sleeping area: a 10 m² bedroom, a large 10 m² shower room, and a separate toilet, allowing you to live entirely on one level.



- A utility room (hot water tank).

Upstairs (Additional sleeping area):

- A lovely 12 m² attic bedroom.
- A superb, completely renovated mezzanine, currently arranged as two attractive open spaces of 12 m² and 6 m². Potential: It is very easy to partition these spaces to create a second large bedroom upstairs (12 m²) as well as a 6 m² room (perfect for an office, dressing room, or guest bedroom).

Outdoors (The highlight!):

- Enjoy sunny days on the terrace and in the beautiful garden with its fruit trees. Nature lovers will appreciate the existing chicken coop and the completely unobstructed view, with no intrusive neighbors.

A 20 m² outbuilding completes the property (perfect for storage, a workshop, or woodshed).

TECHNICAL ADVANTAGES:

- Energy Performance Certificate (EPC) rating D (and Greenhouse Gas Emissions (GHG) rating B): Excellent performance for an older house, guaranteeing a healthy living environment (no energy audit required!).
- Mixed heating system: electric heating supplemented by a fireplace.
- Individual sanitation system (septic tank).

LOCATION & ACCESSIBILITY:

Enjoy a peaceful, green setting while remaining connected to essential amenities!

- Less than 10 minutes from Rozoy-sur-Serre (all shops, schools, doctors).
- Approximately 20 minutes from Rethel (train station, shopping centers).
- Approximately 50 minutes from Charleville-Mézières, Laon, and Reims.

Some updating and modernization work is needed to unlock the full potential of this house and make it your own. The new asking price already reflects these improvements!

Looking for a well-maintained property in a green setting, offering single-level living and great potential? Contact me soon to arrange a viewing!

Built: 1948



Gyakori

Hálósobák:	4
Fürdőszobák:	1
Kész négyzetméter:	113 nm
Telekméret:	1667 nm

Room details

Total rooms:	5
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Energy efficiency

Energy Use (kWh/m ² /year):	243
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Building details

Parking:	Yes
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Lease terms

Date Available:

További információ

Weboldal URL:	http://www.arkadia.com/AGHX-T677884/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM
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Contact information

IMLIX ID:	1542396
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