

143 000 €

**Buying maison**

**Surface : 95 m<sup>2</sup>**

**Surface of the living : 29 m<sup>2</sup>**

**Surface of the land : 568 m<sup>2</sup>**

**Year of construction : 1900**

**Exposition : Est ouest**

**View : Campagne**

**Hot water : Electrique**

**Inner condition : Bon**

**External condition : Rénové**

**Couverture : Tuiles**

**Amenities :**

Pool house, Arrosage automatique, porte garage automatique, Calme

2 bedroom

1 terrace

1 shower

2 WC

1 garage

3 parkings

**Legal information**

143 000 € fees included

5,93% VAT of fees paid by the buyer (135 000 € without fees), no current procedure, information on the risks to which this property is exposed is available on [georisques.gouv.fr](http://georisques.gouv.fr).



Maison 1911 Avrilly

Renovated terraced village house of 95 m<sup>2</sup> living space. Home in the center of the village with beautiful views of the Loire. Very good overall condition/ GROUND FLOOR: Living room, tiled floor, pellet stove, approximately 29 m<sup>2</sup>. Fitted kitchen, equipped, tiled floor, glass partition, access to rear terrace, cupboards, 17 m<sup>2</sup>. Laundry area, hand wash basin, tiled floor. WC. Hallway with cupboards, wooden stairs. UPSTAIRS: Landing, parquet flooring, 10 m<sup>2</sup>. One attic bedroom, parquet, Loire view, dressing room, around 23 m<sup>2</sup>. Landing, cupboard. One bedroom, parquet floor, 25 m<sup>2</sup>. Bathroom with shower and toilet, 6 m<sup>2</sup>. Additional information: Double glazing, recent electric heating. Pellet stove. New facade. Connected to main sewer. Terrace with electric bioclimatic pergola. Summer kitchen and storage. Separate garage, automatic door, concrete slab. Solar roller shutters. Land: 568 m<sup>2</sup> enclosed, with west-facing views over the Loire.

Document non contractuel - 12/06/2026



Agence Fernandez Immobilier - 4 rue du 8 mai 1945 - 71110 Marcigny  
Tél: 06 72 15 75 99 - [agence@fernandez-immo.fr](mailto:agence@fernandez-immo.fr) - [www.fernandezimmobilier.com](http://www.fernandezimmobilier.com)

Carte professionnelle CPI71032016000005145 - RCS VD7.000.001/16259

SIRET 48459820600015 - Garantie financière : QBE - Montant garantie financière : 110000 € - Document non contractuel