

**435 000 €**

**Buying house**

**6 rooms**

**Surface : 138 m²**

**Surface of the living : 40 m²**

**Surface of the land : 3665 m²**

**Year of construction : 2023**

**Exposition : Est ouest**

**View : Dégagée**

**Hot water : Solaire**

**Inner condition : excellent**

**External condition : good**

**Couverture : tiles**

**Amenities :**

fireplace, Bedroom on ground floor, double glazing, Laundry room, Automatic gate, calm

3 bedroom

1 terrace

2 show ers

2 WC

1 garage

5 parkings

**Legal information**

435 000 € fees included

3,57% VAT of fees paid by the buyer (420 000 € 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).

Exemple de décoration virtuelle  
Example of virtual Home Staging



Agence Fernandez Immobilier

**House 1960 Avrilly**

Passive house with 139 m² of living space. Stunning unobstructed view. Ground floor: Entrance, tiled floor, closet, open to living-dining area, sliding glass doors leading to terrace, 40 m². Large terrace with a view. Fitted and equipped kitchen with a glass partition, 8.42 m². One bedroom with closet, 12.42 m². Bathroom with walk-in shower, tiled, 7.14 m². Separate WC. Laundry room, storage, tiled floor. Garage. First floor: Mezzanine open to living room, sliding glass doors, hardwood floor, 31 m². 2 bedrooms with hardwood floors and closets, 10 and 13 m² each. Bathroom, 3.76 m². Various: triple glazing, wood stove, solar water heater, double-flow ventilation system, phytoplankton-based wastewater treatment compliant with regulations. Water reserve tanks, a well. A greenhouse. Land: great location with views on 3,665 m².

Energy class (dpe) : A - Emission of greenhouse gases (ges) : A  
Estimated annual energy between 410 and 600 € (reference year 2023)  
Document non contractuel - 27/07/2026



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Carte professionnelle CPI71032016000005145 - RCS VD7.000.001/16259

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