



## Beautiful family house,

87220, Feytiat, Haute-Vienne, Nouvelle-Aquitaine

€318,548

Ref: 75011154146

\* Available \* 5 Beds \* 1 Bath

In the town of Feytiat, 10 minutes from the A 20 motorway and Limoges center Very beautiful, bright, double and comfortable house, built on a large basement, with an entrance on the garden level which...

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**French Entrée** 



## Property Description

In the town of Feytiat, 10 minutes from the A 20 motorway and Limoges center Very beautiful, bright, double and comfortable house, built on a large basement, with an entrance on the garden level which extends on either side of the living space of 36 m<sup>2</sup> with fireplace, an equipped and fitted kitchen, and 2 large bedrooms (13.5 and 15.4 m<sup>2</sup>), a bathroom and toilet upstairs 2 bedrooms (14 and 10 m<sup>2</sup>) with toilet bathroom . The basement accommodates a spacious garage of 85 m<sup>2</sup>, a laundry/office area of 15 m<sup>2</sup>, a summer kitchen, toilets and two beautiful cellars. Part of the attics could be converted. This complex built in 1974 has kept its building in perfect condition and has been carefully maintained. More efficient insulation of the attic, and an improvement of the heating system with regulation and installation of thermostatic valves, for a cost of between €3,500 and €5,000, would raise the energy performance diagnosis to class E, i.e. 203 kwh/m<sup>2</sup>/year . The fireplace can also be equipped with an insert. Outside you have a fully enclosed and wooded area with fruit trees and various species, a wooden shed, a barbecue and a bread oven. A privileged space, 5 minutes from a shopping center, a medical, dental, pharmacy, sports equipment, etc. and close to the city center of Limoges and the A20 Ax Paris Toulouse motorway. This property is presented to you by Dominique Robin sales agent of Réseau Sextant France N° RSAC 519613749 [dominique.robin@sextantfrance.fr](mailto:dominique.robin@sextantfrance.fr) Tel 06 20 85 33 78

