



3 bedroom property with lake, surrounded by nature,

24360, Saint-Estèphe, Charente, Nouvelle-Aquitaine

* Available * 1 Bed * 1 Bath

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€283,550

Ref: BVI25212

Property Description

Beautiful property with lake (3.700 m²) set on 2.5 ha of land in the Perigord-Limousin Park, Dordogne. Located in the countryside at just 5 minutes drive from the town of Périgueux-Pluviers with shops, services, and a very popular weekly market, this stone farmhouse includes: - Kitchen / dining room (~ 20 m²) - Bathroom (~ 20 m²) - Bedroom 1 (~ 49 m²) - Bedroom 2 (~ 12 m²) - Bedroom 3 (~ 15 m²). Barn - (living room renovation to be completed) (~ 72m²). Garage . Lake (~ 3.700 m²) at walking distance from the house with land all around Total area 2.5575 hectares (6.13 acres). Individual sewage drainage system (septic tank). Wood fired and electric heating. Price including agency fees : 291.500€ Price excluding agency fees : 275.000€ Buyer commission: 6%

