



## 3 Bedroom house with outbuildings and lake,

24300, Abjat-Sur-Bandiat, Dordogne, Nouvelle-Aquitaine

\* Available \* 3 Beds \* 2 Baths

3 Bedroom house with outbuildings and lake

# €215,000

Ref: BVI26077

## Property Description

We are pleased to offer this 3 bedroom, 2 bathroom, 2 living room character property with outbuildings, land of 11276 m<sup>2</sup>, lake and woodland. Situated in a small peaceful hamlet this property is partially double glazed and has oil central heating throughout. A wood burning stove in the main living / dining room adds character along with the stone walls . On the ground floor is a bedroom and bathroom, kitchen, laundry room, entree, w.c. and second sitting room. There are two further bedrooms and a shower rooms on the first floor. Part of the attic is currently being used as storage and there is further potential to extend into this space if required. The lovely courtyard at the front of the house is ideal for "al fresco" dining. There is an attached double storey barn which could also provide further development potential. The large pretty garden has mature trees and flower beds with outbuildings. The lake and pond belonging to the house add to the relaxing setting of the property which has lots to offer as a family home or could easily work as a chambre d'hôte. A real must see property !!

