



## *Country Home With Lake On Acreage For Sale*

### *137 CR 1345, Clarksville Texas 75426*

Come to the country & enjoy this unique architectural country home overlooking approximately 2 acre lake sitting on a hill on 16 acres. Open area for living, dining, kitchen area. Beautiful fireplace in living area & also built in bookcases. Master bedroom has a balcony overlooking the lake! Master bath has double walk in closets. Interior has had fresh paint. This property has frontage on Highway 37 & CR 1345. The acreage is mostly open with scattered trees & some pecan trees. It is fenced & could have horses or few head of cattle, or however you choose to use the acreage. There is an older barn & another building could use for storage, etc. It is located about 30 minutes from Paris, 40 minutes from Mt. Pleasant, 35 minutes from Idabel, OK, 35 minutes from De Kalb, 2 hrs to Dallas. Perfect for country living, retirement, weekend getaway, country retreat, enjoy scenic lake, and peaceful beautiful location. Come see!

**JUST REDUCED!**

**\$209,900**

- 3 Bedroom
- 3 Bathrooms
- 2,739 Square Feet
- 16.30 Acres

UC MLS # 42233-12821



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