



# THE LAKE HOUSE AT EAGLES NEST Warren County, MS



## **REDUCED! New price of \$145,000 makes this the Lake House of your dreams at a very affordable price!**

2000+/- vintage square feet that will take you back in time to the late 50s/early 60s lake houses on Moon Lake, Lake Louise, Lake Bruin, Lake Washington, Lake Ferguson and many other famous Mississippi River oxbow lakes. Generations of families have enjoyed the fun and fellowship of this lake house as home base for fishing, boating, skiing, cooking out and hanging out in this lake house and others like it. You will feel the good vibes the second you walk in the door. And what a view! This waterfront lot with lakefront deck offers prime viewing of those famous Eagle Lake sunsets.

The upstairs features a large lakefront deck with grill and smoker, 2 bedrooms with 3 twin beds, a bunk room with a queen bed and twin bed and an additional twin bed off the kitchen. Full bathroom, kitchen and large family room with awesome duck hunter mural painted on the wall by a local artist. Air conditioned and gas heated with satellite TV, the upstairs comfortably sleeps 6.

The downstairs features a neat sitting area outside the door with a grill and a covered parking area for your vehicles, boats and ATVs. 3 bedrooms with bunk bed, bunk bed and twin bed. Full bathroom and kitchen. Comfortable and well adorned dining and living areas. Air conditioned and gas heated with satellite TV, the downstairs comfortably also sleeps 6. Large 4 stall carport and 10'x25' storage area for your boats, ATVs and other hunting and fishing gear and equipment.

Property sits on +/- .33 acre lot with undivided interest in the commons areas on the property including two piers, two fish cleaning stations, driveway and green space and has separately metered electricity and water, septic tank and your own 911 address.

Conveniently located near public hunting at Mahannah WMA, Shipland WMA and Delta National Forest as well as public fishing and duck hunting on Chotard Lake, Albe-marle Lake and Eagle Lake. And only 25 miles from our Moon Lake listing.

And because the Lake House at Eagles Nest is part of an ongoing vacation retreat business, you can rent out your lake house when you are not using it. Plus you can "try it before you buy it" by renting the Eagle Lake House out for a night or two to check it out. Current rental rate of \$300 per night for the entire lodge, \$180 for the upstairs only and \$150 for the downstairs only. The Lake House at Eagles Nest is offered at a sales price of **\$145,000** and all the furnishings stay! Appliances, TV, furniture, taxidermy art, pots, pans, plates and utensils- everything stays! Call T. Logan at 601-259-4789 to discuss this incredible lake house investment opportunity.

### **CONTACT:**

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