

1636 Rg Notre-Dame Saint-Rémi (Montréal)

Reference: 21119557



\$ 2,750,000

3 Bedrooms 2 Bathrooms 1 960 200 ft²



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Informations non contractuelles

BARNES Québec
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Bedrooms : 3

Bathrooms : 2

Rooms : 15

Shower rooms : 3

Plot size : 1 960 200 ft²

Construction : 2014

Near Montreal, this exceptional nearly 45-acre equestrian estate pairs an elegant residence built in 2014 with outstanding professional equestrian facilities. The stable is directly connected to an 80 x 180-foot indoor riding arena and features 20 stalls, a professionally drained outdoor arena, a half-mile training track, paddocks, auxiliary buildings, and a self-contained apartment. The residence offers a spacious porch, a high-end kitchen with a large island, a double garage, an in-ground pool, and a hot tub. A rare opportunity where exceptional equestrian facilities, refined country living, and outstanding income potential come together.

Less than 30 minutes from Montreal, surrounded by rolling farmland stretching as far as the eye can see, this remarkable nearly 45-acre equestrian estate combines first-class professional facilities, an elegant residence built in 2014, and outstanding income-generating potential. Designed for both the passionate equestrian and the entrepreneur, the property offers an exceptional balance of performance, quality of life, and refined entertaining. At the heart of the estate is the impressive stable, directly connected to the 80 x 180-foot indoor riding arena, allowing seamless year-round access and training without ever leaving the building. Designed to meet the demands of a professional equestrian operation, it features 11 x 11-foot stalls, each equipped with a window, rubber matting, and an automatic waterer. Additional amenities include a tack room, office, lounge overlooking the indoor arena, kitchenette, bathroom, and an indoor horse wash stall. Outside, the facilities are equally impressive, featuring a professionally drained outdoor arena, a half-mile training track, multiple water-supplied paddocks with the potential to create more, and several auxiliary buildings providing ample storage for machinery, hay, shavings, trailers, and equipment. The main residence offers a living environment that perfectly complements the estate's exceptional equestrian facilities. Bright and welcoming, it features expansive open-concept living spaces where the kitchen serves as the heart of the home, highlighted by an oversized island, abundant cabinetry, and a complete suite of included Frigidaire Professional appliances. The lower level adds remarkable versatility with a vast open-concept area, an additional bedroom, and multiple storage rooms. Outdoors, a spacious covered terrace extends the living space and overlooks beautifully landscaped grounds featuring an in-

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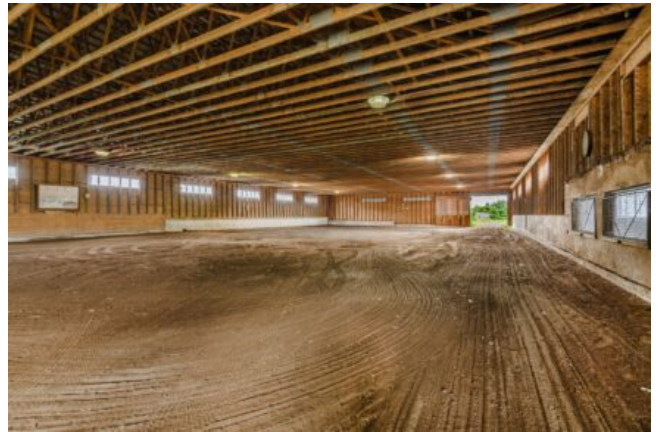


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ground pool, hot tub, and several inviting lounge areas. A substantial double garage and a self-contained apartment complete the property. Beyond the outstanding quality of its infrastructure, the estate offers exceptional business potential. Horse boarding, training, breeding, agricultural land rental, the independent apartment, and seasonal storage provide multiple complementary income streams, making this property an equally compelling opportunity for entrepreneurs and equestrian enthusiasts alike. More than simply an equestrian estate, this is a property that embodies an exceptional lifestyle, where world-class equestrian facilities are seamlessly paired with the comfort and elegance of a thoughtfully designed residence. A rare opportunity to pursue a passion, entertain with distinction, and build a thriving equestrian operation in a setting worthy of the highest ambitions.

Included : Frigidaire cooktop, Frigidaire built-in oven, Frigidaire built-in microwave, Frigidaire refrigerator/freezer, Frigidaire dishwasher, Eaton Viking refrigerator, LG washer, LG dryer, Danby freezer, adjustable bed located in the basement, hot tub, Grill Chef BBQ, pool cleaning robot, and all pool accessories. Apartment : LG washer, White-Westinghouse refrigerator/freezer, Samsung dishwasher (not operational), ethanol fireplace, and television.

Excluded : Seller's personal belongings and furniture, and infrared sauna.



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