BARNES INTERNATIONAL REALTY | Québec

# 236 Ch. Louis-Pépin, Amherst

Reference: 16333782



**$ 699,000**

3 Bedrooms 2 Bathrooms 34 605 ft²



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Informations non contractuelles

**BARNES Québec**
1472 Sherbrooke Ouest
Montréal, QC H3G 1L3

+1 514.933.3235
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Bedrooms : 3 Bathrooms : 2 Rooms : 11

Plot size : 34 605 ft²

Charming well-maintained property in the Laurentians, bordering Lac du Brochet. Large kitchen with wood cabinets. Dinninf room with access to a veranda. Living room with wood stove to fully enjoy on cold days. Open-concept living and dinning room with large windows overlooking the lake and allowing for plenty of natural light. A spacious master bedroom with a fully screened-in balcony, perfect for enjoying your morning coffee peacefully. Family room in the basement with a wood stove and beautiful windows overlooking the lake and providing plenty of natural light.

The well supplies water to the neighboring cottage. Taxes issued are for all lots owned by the owner. Private road, expect maintenance costs. Advantages; Direct lake access, landscaped stone staircase and new dock. Huge basement storage. Large windows offering lake views and beautiful natural light. Clear lake water. Several renovations completed over the years. Located 30 minutes from Mont-Tremblant, the pedestrian village, ski slopes, bike path and several golf course. Approximately 2h from Montreal and YUL airport. Surrounded by rivers for kayaking and paddle boarding. Option to sell furnished-to be discussed with the owner. CHANGE; Added value to the cottage: The addition of the adjacent 18,547 sq ft lot, now include to the sale, gives us a total area of 34,594 sq ft with the property. This allows us to maintain the tranquility of not having immediate neighbours.

Included : The kitchen appliances, washer and dryer and the dock.

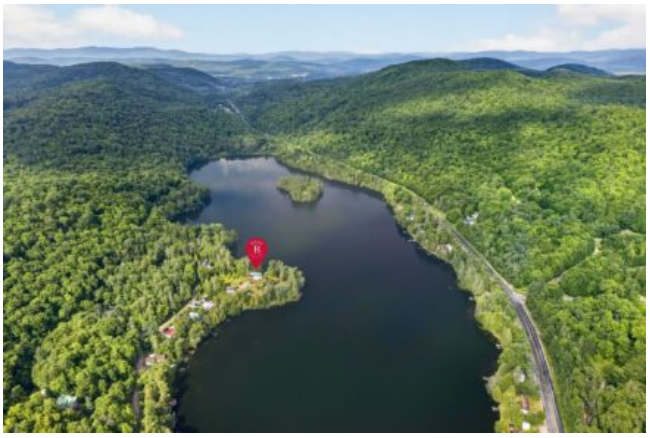
Excluded : All personal belongings of the occupants and the furniture.

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