BARNES INTERNATIONAL REALTY | Québec

328 Ch. du Centre, Lac-Brome

Reference: 27510971



$ 2,225,000

4 Bedrooms 2 Bathrooms 2 352 240 ft²



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Informations non contractuelles

BARNES Québec
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Virtual Visit	Bedrooms : 4	Bathrooms : 2
Rooms : 16	Shower rooms : 1	Plot size : 2 352 240 ft²

In the heart of Lac-Brome, where rolling hills, open pastures, and mature forests create one of the Eastern Townships' most breathtaking landscapes, this estate of more than 53 acres offers a lifestyle as inspiring as it is exceptional. Here, every season reveals a new facet of the landscape, where nature is both spectacular and serene. A warm and inviting residence, a charming guest house, and thoughtfully designed equestrian facilities come together to create a place where you arrive for the horses... and fall in love with the estate. An exceptional address where every detail invites you to embrace beauty, tranquility, and authenticity.

Nestled in the heart of the Eastern Townships, this exceptional equestrian estate embodies a lifestyle where nature and a passion for horses come together. Spanning over 53 acres of lush pastures, mature woodlands, and private trails, the property offers remarkable privacy in one of Lac-Brome's most coveted locations.Just minutes from the charming village of Knowlton, with its cafés, restaurants, and boutiques, as well as golf courses, Brome Lake, and the Bromont Olympic Equestrian Park, this distinguished address blends the tranquility of country living with easy access to the region's finest attractions.At the end of a long private driveway, the main residence welcomes you into a warm, inviting interior where wood, natural stone, and abundant light create a timeless atmosphere. Designed for family living and entertaining, it features four bedrooms, two full bathrooms, a powder room, an office, and a finished basement. A charming guesthouse provides comfortable accommodations for family, friends, staff, or visiting riders.The equestrian facilities form the true heart of the estate. The heated stable features 16 stalls, a tack room, a feed room, a powder room, and ample storage. A separate building for tractors and equipment, along with a chicken coop, further enhances the estate's functionality.Designed for discerning equestrians, the training facilities offer exceptional versatility. The illuminated 120 x 70 ft. indoor riding arena, complete with textile footing, provides excellent training conditions year-round. Outdoors, an expansive 100 x 200 ft. riding arena, also featuring textile footing, offers an outstanding setting for schooling and developing horses.Beyond the buildings, 11 paddocks extend into sweeping pastures, while private trails wind through mature woodlands, inviting peaceful rides in a secluded natural setting. A picturesque private pond adds to the beauty and

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serenity of the landscape.Every element of this estate reflects a thoughtful balance of functionality, comfort, and equestrian excellence. Whether pursuing competitive ambitions, establishing a private training facility, or simply embracing the equestrian lifestyle, this property offers a rare combination of space, versatility, and natural beauty.More than an equestrian estate, this is an extraordinary way of life. A place where the seasons transform the landscape, horses thrive in an exceptional setting, and every day brings the privilege of living in harmony with nature. A truly rare offering in the heart of Lac-Brome.-The municipal tax amount includes a credit from the MAPAQ.The value attributable to the agricultural portion of the property will be subject to GST/QST. The buyer may register for GST/QST purposes in connection with the purchase of this property and benefit from applicable input tax credits and other tax advantages.

Included : Dishwasher, fridge-freezer, stove, washer, dryer, light fixtures, curtains, and curtain rods in the main house. Also included are all appliances located in the guest house and the stables, as well as any furniture, materials, or other items remaining on the property on the date of possession.

Excluded : Furniture and personal belongings.

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