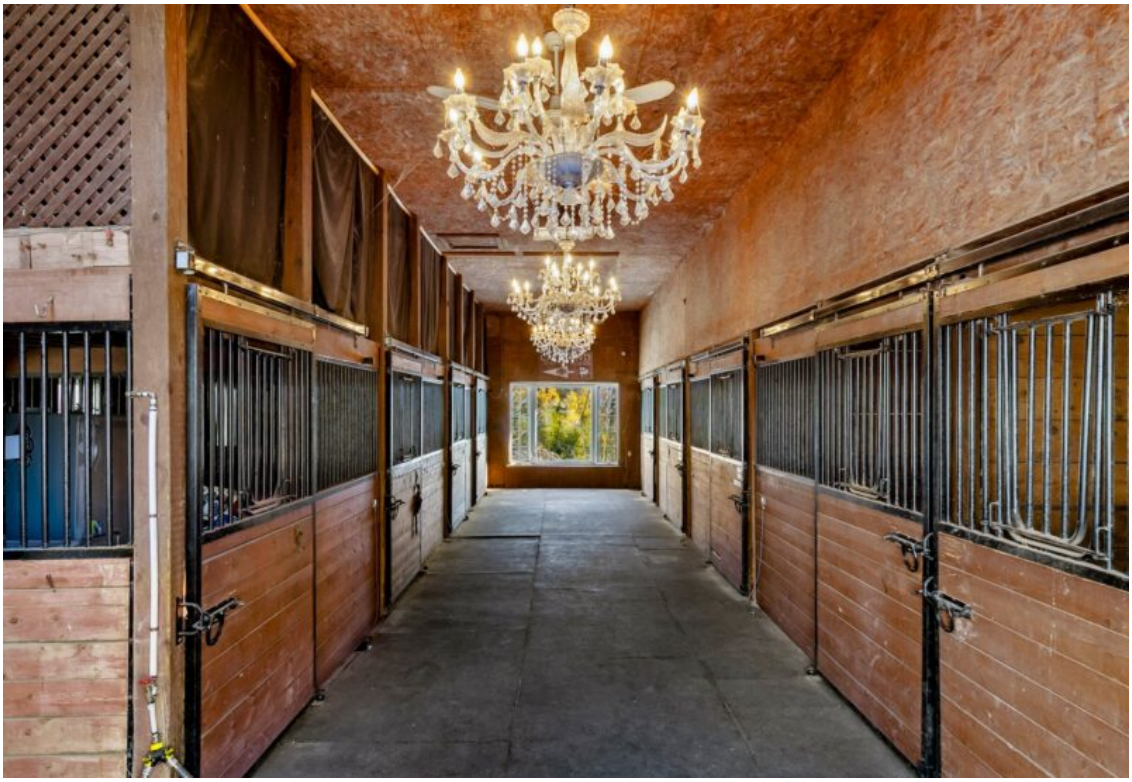
BARNES INTERNATIONAL REALTY | Québec

# 340 Ch. de Chertsey Sainte-Marguerite-du-Lac-Masson (Laurentides)

Reference: 24300574



**$ 1,490,000**

5 Bedrooms 2 Bathrooms 2 358 ft² / 283 140 ft²

**Alexandre Cousineau-Denis**
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Informations non contractuelles

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|---|---|---|
| Virtual Visit | Bedrooms : 5 | Bathrooms : 2 |
| Rooms : 19 | Shower rooms : 1 | Property area : 2 358 ft² |
| Plot size : 283 140 ft² | Construction : 1998 | |

Located in Sainte-Marguerite-du-Lac-Masson, just minutes from Estérel, this stunning Laurentians hobby farm blends nature, comfort, and tranquility. Set on 6.5 acres, it features an elegant five-bedroom Victorian residence filled with natural light and warmth, a veranda with breathtaking views over the estate, and inviting living spaces. A heated in-ground pool, spa, double garage, heated nine-stall barn, spacious paddocks, round pen, kennel, and chicken coop complete this haven with flexible zoning, ideal for fully embracing country living. Enjoy trails, a heated indoor arena, and an outdoor riding arena !

Located in Sainte-Marguerite-du-Lac-Masson, just minutes from Estérel, this stunning Laurentians hobby farm offers a lifestyle where nature, elegance, and freedom come together. Set on a vast 6.5-acre lot (subject to subdivision), it is nestled within an enchanting landscape of rolling green hills, wooded trails, and spectacular panoramas that evolve with the seasons. Here, the calm is profound, the privacy genuine, and each day begins with a true sense of peace.

The Victorian-inspired main residence captivates with its timeless charm and warm atmosphere. Bright and welcoming, it features a spacious open-concept layout combining the kitchen, living room, and dining area in a harmonious and inviting setting. A music area, library, and distinct living spaces encourage both lively gatherings and quiet relaxation. The light-filled veranda becomes a true retreat, perfect for recharging or working while enjoying breathtaking views over the estate.

Upstairs, the primary bedroom includes a walk-in closet and an ensuite bathroom, while two additional generously sized bedrooms ensure comfort and privacy. The garden level offers the possibility of a fully independent suite, complete with a family room, equipped kitchen, dining area, and two bedrooms, ideal for hosting family, guests, or clients with complete autonomy.

Outdoors, the expansive, private grounds promise an exceptional quality of life. A heated in-

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ground pool, spa, and landscaped areas invite you to fully enjoy the warmer months. Equestrian enthusiasts will appreciate the heated nine-stall barn, electrified paddocks with water and hay & horse shelters, an electrified round pen, as well as a kennel and a chicken coop on a concrete slab. Every facility has been thoughtfully designed for animal well-being and ease of maintenance.

A rare advantage : access to an insulated and heated indoor arena (80 x 160 ft), an outdoor arena (82 x 148 ft), and the surrounding park trails.

The flexible zoning allows for a wide range of projects. Both private and accessible, the estate is located near villages, ski resorts, restaurants, and outdoor activities.

An inspiring setting where nature becomes part of your everyday life.

* A cadastral operation will need to be carried out in order to proceed with the subdivision of the lot. See Centris #19839458 for the entire lot.

** The municipal assessment and taxes apply to the entire property prior to subdivision.

Included : All light fixtures, window coverings, upstairs appliances (dishwasher, refrigerator-freezer, oven, induction cooktop, washer and dryer), generator connected to the electrical panel, spa, chicken coop, two sheds (pool shed and feed shed), as well as the hay and horse shelters.

Excluded : The seller's personal furniture and belongings, downstairs appliances (freezer, stacked washer and dryer, oven, refrigerator-freezer), the carousel, and the newer pool heat pump, as the pool already has its original electric heating system.

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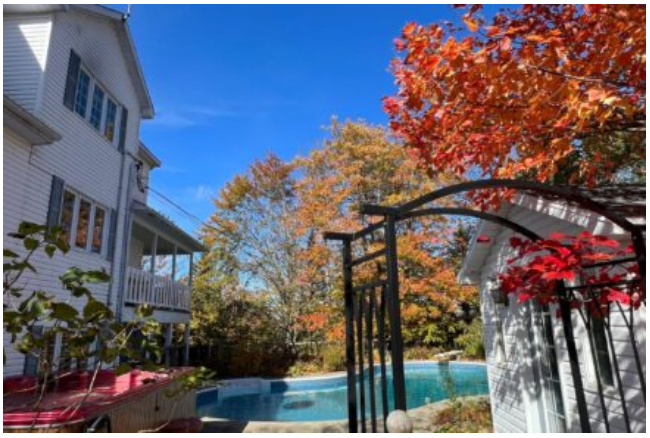

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