

## 60 Rue St-Paul Lac-Brome (Estrie)

Reference: 19349607



**Sold**

4 Bedrooms 2 Bathrooms 15 919 ft<sup>2</sup>



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Informations non contractuelles

**BARNES Québec**  
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Bedrooms : 4

Bathrooms : 2

Rooms : 14

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Plot size : 15 919 ft<sup>2</sup>

In the heart of the charming village of Knowlton, this character-filled property offers a rare opportunity to acquire a home rich in authenticity on a magnificent lot. Woodwork, moldings, built-in bookshelves, and a stone fireplace reflect the preserved charm of the residence. Bright and welcoming, it features an inviting sunroom and generous living spaces. Just steps from cafés, restaurants, boutiques, art galleries, cycling paths, golf courses, and Lake Brome, this sought-after address seamlessly combines quality of life, timeless charm, and outstanding potential in one of the most desirable areas of the Eastern Townships.

In the heart of Knowlton, on one of Lac-Brome's most coveted streets, this character-filled property presents a rare opportunity to acquire a home rich in history on a magnificent 15,918 sq. ft. lot, just a short stroll from the village. Behind its timeless façade lies a residence that has preserved many of its original architectural details. Rich woodwork, elegant moldings, built-in bookshelves, and generously proportioned rooms create a warm and inviting atmosphere rarely found in modern construction. The living room is undoubtedly one of the home's standout features, highlighted by an impressive stone fireplace and a beautiful coffered ceiling. Abundant natural light, a charming sunroom, and spacious living areas provide an exceptional canvas for bringing your vision to life. Outside, the mature tree-lined grounds offer privacy, tranquility, and the distinctive charm that has made Knowlton one of the Eastern Townships' most sought-after destinations. Cafés, restaurants, boutiques, galleries, trails, golf courses, cycling paths, and Lake Brome are all within easy reach, offering an enviable lifestyle in every season. Featuring four bedrooms, and remarkable potential for enhancement, this property will appeal to buyers who appreciate exceptional locations and the enduring character of a home that has retained its soul. Opportunities to acquire a property of this nature, in the heart of Knowlton and on a lot of this size, are increasingly rare. 60 St. Paul Street is an opportunity to create something truly special in one of the most desirable communities in the Eastern Townships. -\* Section 16 of the Regulation respecting the conditions of practice of a brokerage operation, the ethics of brokers and advertising provides the following: A license holder who represents a party must, without delay, inform any other unrepresented party that they must protect and promote the interests of the party they represent while providing fair treatment to the unrepresented party. To make an

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informed decision, you are hereby advised of the options available to you, namely: a) deal directly with the seller's broker and receive fair treatment. or b) work with your own broker, who will ensure the protection of your interests.



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