BARNES INTERNATIONAL REALTY | Québec

855Z Route 112, Dudswell

Reference: 22417127



$ 1,975,000

4 Bedrooms 2 Bathrooms 9 147 600 ft²



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Informations non contractuelles

BARNES Québec
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Virtual Visit	Bedrooms : 4	Bathrooms : 2
Rooms : 15	Plot size : 9 147 600 ft²	Construction : 1879

Exceptional 210-acre equestrian and agricultural estate located just 30 minutes east of Sherbrooke with spectacular views of Mont Mégantic. Currently operated as a high-level eventing center, this unique property features remarkable facilities : 85 x 205 ft indoor arena, 2 outdoor arenas, galloping track, cross-country course, paddocks, forest trails, stable with 16 stalls, tack rooms, and heated clubhouse. Impressive Scottish-style barn built in 1876, sugar bush of approximately 10,000 taps, heated garages, woodworking shop, and charming heritage home in the heart of an exceptional natural setting.

Discover one of the Eastern Townships' most remarkable equestrian and agricultural estates. Spanning 210 acres just 30 minutes east of Sherbrooke, this remarkable property offers breathtaking views of Mont Mégantic amid spectacular natural surroundings.Currently operating as a high-level eventing facility, it boasts an impressive collection of equestrian amenities rarely found in Quebec, thoughtfully designed for performance, functionality, and equine well-being.Exceptional Equestrian Facilities :- 85 x 205 ft. indoor sand arena- 250 x 250 ft. outdoor sand arena- 65 x 200 ft. outdoor sand arena- 630-metre gallop track- Approximately 70 acres dedicated to cross-country- Two cross-country water complexes- 9 paddocks, including 6 with water supply- Extensive forest riding trailsStable with Heated Clubhouse :- 16 stalls, with capacity for up to 20- Dedicated grooming and tacking-up areas- 4 heated tack rooms- Heated clubhouse with kitchenette and full bathroom- Horse wash stall with hot water and heat lampHistoric Barn :Dating back to 1876, this magnificent three-storey, Scottish-style timber barn is a striking testament to Quebec's agricultural heritage. Its distinctive gabled roof, massive timber beams, and preserved original features, including an overhead rail system, give the building exceptional character and authenticity.Agricultural and Maple Syrup Production Potential :- Untapped sugar bush with approximately 10,000 potential taps- Hay production potential of approximately 7,500 small square bales- Existing concrete slab suitable for a future sugar shack or agricultural buildingAdditional Outbuildings :- Garage with heated concrete floor- 18 x 34 ft. woodworking workshop- 21 x 34 ft. storage building- Chicken coop and shed with adjoining storageHistoric Farmhouse :- Hardwood floors- 3 upstairs bedrooms- Spacious, sun-filled kitchen overlooking Mont Mégantic- Renovated main-floor bathroomThe estate also benefits from an acquired right

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recognized by the CPTAQ, offering the potential to build a second residence, subject to the necessary authorizations.Independent One-Bedroom Apartment 3½ :Situated on the second floor with its own private entrance, this spacious apartment offers exceptional flexibility for rental income, staff accommodations, visiting riders, or multigenerational living.A truly rare offering where world-class equestrian ambitions, timeless architectural heritage, agricultural potential, and breathtaking landscapes converge. An extraordinary opportunity to own a landmark estate in the heart of the Eastern Townships.-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 : To discuss

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