

Z Ch. Descente 18, Ogden

Reference: 22948124



\$ 824,380

4 Bedrooms 3 Bathrooms 2 362 ft² / 63 496 ft²



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Informations non contractuelles

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Virtual Visit

Bedrooms : 4

Bathrooms : 3.0

Rooms : 14

Property area : 2 362 ft²

Plot size : 63 496 ft²

Located in the Domaine de la pruchière with ACCESS to Lake Memphremagog. Farmhouse style cottage with 2,362 sq.ft. of living space to be built by a recognized contractor with GCR Guarantee. The buyer will be able to choose their materials (kitchen, flooring, etc.). 4 bedrooms, 3 bathrooms, hardwood floors, open kitchen with large pantry. Completely finished garden level basement. 1.45 acres of land overlooking the majestic Lake Memphremagog. Open wooded area with mature trees and possibility of panoramic views of the mountains and sunsets. Sector of choice. This property enjoys a prime location on a private dead end street, adding valuable tranquility and privacy. With natural beauty, the land is open and is surrounded by mature trees, providing landscaping opportunities to make the most of the panoramic views.

The owners also have shared access to the lake and dock, giving you the opportunity to enjoy nautical pleasures at your doorstep. The property is conveniently located just 30 minutes from downtown Magog and 15 minutes from Fitch-Bay, combining the peace of the countryside with the comfort of proximity to the city.

Please note that the annual fee of \$1,350 covers road maintenance, lake access, dock, and other amenities.

Future owners must also adhere to the regulations of the Association du Domaine de la Pruchière to guarantee the conservation of this unique and serene environment.

It should also be noted that there is a water drawing easement on the land, resulting from a neighbor's well which slightly encroaches on the edge of the property.

- Property with GCR Guarantee.
- Contact the broker to obtain the detailed quote for the house. The buyer will be able to choose materials.
- The 3D plans and photos are for example only.

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