



## Saint-Paul New Brunswick

# \$364,900

New Brunswick Real Estate Board



Life in the country! Three bedroom bungalow on 12 acres of land with a GIANT barn! The house was built in the 70's and has been upgraded in the most important ways: newer vinyl windows, 200amp electric panel, new shingle roof in 2022, complete spray-foam insulation in the basement, and more! Inside, the house feels like coming home! It has the original kitchen, flooring, and wall panels. Three bedrooms, a large bathroom, and a living room with a cute cut-out into the kitchen. Downstairs, the basement is insulated and unfinished. Outside there is a huge barn measuring 40x26 that could also be used as a garage or a workshop. The bottom level is 10'8 tall and can fit 4 cars. Upstairs, a huge 23x40 loft 7'9 tall is great for a workshop or storage. Also on the property, a small, old barn that needs fixing up, and a giant truck-trailer for storage. Fencing was installed in 2020, creating pastures for the horses that lived here. The Upper North Branch Buctouche River runs just behind the property on a government-owned parcel that can be accessed from paths at the back of the house. Over 6 acres of the land is field and pasture, and almost 5 acres is woods. Heating is baseboard electric with a mini-split and heat pump. There is also a non-WETT certified wood furnace. The land has enough frontage to subdivide two lots off from either side of the house, or just one gorgeous private lo...



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