



## Saint-Paul New Brunswick

\$324,999

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 lot to the west of the house. 18 minutes from Moncton off the 126. Can accommodate a very fast closing. (id:6769)

Storage 38'0" x 24'0"

Bedroom 11'2" x 8'6"

Bedroom 11'3" x 10'5"

Bedroom 9'11" x 14'9"

3pc Bathroom 9'11" x 5'5"

Foyer 12'6" x 3'8"

Living room 12'6" x 12'6"

Kitchen/Dining room 12'6" x 14'9"

Listing Presented By:



Originally Listed by:

RE/MAX Quality Real Estate Inc.



Royal

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