

\$795,000 - 172 Melanson Road, Pomquet

MLS® #202502005

\$795,000

4 Bedroom, 3.00 Bathroom, 2,200 sqft

Agriculture on 279.68 Acres

Pomquet, Pomquet, Nova Scotia

New Price Reflecting Recent Deed Transfer Tax Increase! 280 Acres with Stable, Heated Detached Studio, and Rustic Farmhouse In times like these, having your own land is more valuable than ever! This expansive property offers a unique opportunity to grow your own food, raise livestock, and enjoy a peaceful lifestyle, all just 15 minutes from the charming university town of Antigonish. Whether you're looking for farmland, an equestrian operation, a potential immigration project, or a personal hobby farm, this property is the perfect fit. Once home to a successful equestrian tourism business, it holds incredible potential for revitalization or transformation into a variety of ventures. The land features picturesque trails, expansive pastures, and serene woodlands, making it ideal for horseback riding, ATV adventures, or simply enjoying the great outdoors. A pond, a brook, and two access roads (one of them needs work) from the public road further enhance its accessibility and natural beauty. The older farmhouse is designed to maximize stunning views and natural light, providing a cozy, welcoming atmosphere. Additionally, the property includes a renovated, wired detached studio and a small barn, offering versatility for a variety of uses. This is an incredible opportunity to own a piece of beautiful land just minutes from Antigonish perfect for those seeking tranquility, adventure, or a profitable business venture.

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Built in 1999

Essential Information

Listing #	202502005
Price	\$795,000
Bedrooms	4
Bathrooms	3.00
Square Footage	2,200
Acres	279.68
Year Built	1999
Type	Agriculture
Sub-Type	Freehold
Style	Contemporary

Community Information

Address	172 Melanson Road
Subdivision	Pomquet
City	Pomquet
Province	Nova Scotia
Postal Code	B2G2L4

Amenities

Amenities	Park, Place of Worship, Beach
Utilities	Electricity, DSL*, Telephone
Parking	Gravel, Other

Interior

Appliances	Oven - Electric, Dishwasher, Dryer, Washer, Refrigerator
Has Basement	Yes

Exterior

Exterior	Wood shingles
Foundation	Concrete

Listing Details

Listing Office	Cape Breton Realty
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Listing information last updated on October 15th, 2025 at 11:02pm PDT