

\$202,000 - 3040 Clementsville Road, Bear River East

MLS® #202521729

\$202,000

4 Bedroom, 1.00 Bathroom, 1,250 sqft

Single Family on 5.00 Acres

Bear River East, Bear River East, Nova Scotia

3040 Clementsville Road Rural Charm, Endless Potential If youve been dreaming of quiet country living, this property is your blank canvas. Located just minutes from the charming village of Bear River, and a 20-minute drive to Digby or historic Annapolis Royal, this 5-acre(+/-) parcel offers the perfect balance of tranquillity and convenience. The home itself boasts solid bones, a practical layout, and plenty of potential for those ready to bring their vision to life. With some work, it could become a warm and inviting family home and the surrounding acreage with a generous field offers endless opportunities for a hobby farm, gardens, or simply enjoying nature in peace. Please note: the property will be sold as is, with the septic system being original and no current heat source in place. The land will be subdivided from a larger lot to include approximately 5 acres+/-, giving you the space you need for your rural dreams. If youre searching for a serene lifestyle, where you can create your own slice of paradise, this is your opportunity. Contact the agent of your choice for a viewing. (id:6289)

Essential Information

Listing #	202521729
Price	\$202,000
Bedrooms	4
Bathrooms	1.00



Square Footage	1,250
Acres	5.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	3040 Clementsvale Road
Subdivision	Bear River East
City	Bear River East
Province	Nova Scotia
Postal Code	B0S1B0

Amenities

Amenities	Place of Worship
Features	Treed
Parking	Detached Garage, Garage, Paved Yard
# of Garages	2

Interior

Appliances	Oven, Stove, Dryer, Washer
# of Stories	2
Basement	Walk out

Exterior

Exterior	Vinyl, Wood siding
Foundation	Poured Concrete, Stone

Listing Details

Listing Office	Royal LePage Atlantic (Greenwood)
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