



OPPORTUNITY TO RESTORE HISTORY - LAKEVILLE, CT
OFFERED AT \$139,000 - WEB ID# JHA125



JOHN HARNEY
ASSOCIATES, LLC

REAL ESTATE BROKERAGE

7 ACADEMY STREET, SALISBURY, CT 06068

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Description is subject to errors, omissions, unannounced price changes and/or availability. No warranty is intended or implied in this description. Purchasers must satisfy themselves as to the correctness of all statements.

RESIDENTIAL

Location: 275 Interlaken Road, Lakeville , CT

MLS#: L124900

Land size: 1.89 Acres

Map: 41, **Lot:** 21

Vol: 204, **Page:** 97

Survey#: 2340

Zoning: Residential

Easements: None known

Year Built: 1900 (Barn)

Square Footage: 2,800 (Barn)

Total Rooms: N/A

Basement: None

Exterior: Clapboard siding

Garage: None

Floors: N/A

Roof: Metal roof on site, Ready to install

Cooling: N/A

Heat: N/A

Oil Tank: N/A

Sewer: Septic, 750 gallon tank

Water: Well

Exclusions: None Known

Mil Rate: 9.1 **Date:** 2008

Taxes: \$ 1,008 **Date:** 2008

Please verify current taxes

Offered at: \$139,000

DESCRIPTION:

A beautiful, antique partially - restored barn dating from the early 1900's sits on 1.89 level acres in Lakeville and awaits your unique touches With lovely southern exposure, the 26 x 36 foot, three story strictures sits 200 feet back from the road, surrounded by quiet with private marsh behind and view of Deep Lake in front.

The fire-damaged house, built in the early 1800s, was the original farmhouse of the Chatfield Dairy Farm and will be sold as is. Substantial structural work on the interior of the barn has been completed. A new metal roof is ready for installation. New 200 amp underground electrical is connected to barn. Septic system, 750 gallon perk-tested tank with fields, has been recently cleaned. There is an overabundant well.

Also on the property are native lilac trees, raspberry bushes and an outhouse. Potential buyers can explore converting the barn into living space or building on the site of the original farmhouse and using the barn for an ample garage, artist's studio or office. Recent survey map done and available. This is a unique opportunity for buyers looking for an almost blank canvas to draft their dream home in the country. Less than two miles to Indian Mountain School, Hotchkiss School, Millerton NY.

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