

\$499,000 - 6765 Highway 1, Belleisle

MLS® #202507263

\$499,000

4 Bedroom, 3.00 Bathroom, 3,564 sqft

Residential on 1.00 Acres

V4, Belleisle, NS

WOW, opportunity is knocking! Multiple parcels comprising a sprawling 144.5 acres in the serene countryside setting of Belleisle. The largest parcel stretches nearly 4km, over the crest of the North Mountain, with direct frontage on a small lake (Lake Ruggles). Well suited as a hobby farm with barn (70x40, needs some repair, wired), plenty of room to expand gardens or create pasture, and an old apple orchard. The stately 3500+ sqft home (ca. 1825) exudes timeless character with grand rooms, wood flooring, high ceilings and large windows. Four spacious bedrooms (1 unfinished) each with its own fireplace creating an inviting atmosphere. The primary bedroom includes a luxurious ensuite bath for ultimate relaxation. Massive kitchen featuring a versatile 'Pioneer Princess' wood-fired cook-stove and gorgeous exposed hand-hewn beams. Solid basement with concrete reinforced stone foundation and concrete slab. The attic space holds exciting development potential if even more space is needed. In this peaceful, picturesque setting, you'll find a small farmer's stand just down the road, and you're only 10 minutes from the vibrant towns of Annapolis Royal and Bridgetown. Fibre-op internet is available, making this the perfect place for both rural tranquility and modern connectivity. Whether you dream of a self-sufficient homestead, a creative retreat, or a palatial legacy estate this is a unique chance to put the finishing touches on a piece of history and build substantial and lasting equity!



Built in 1825

Essential Information

MLS® #	202507263
Price	\$499,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	3,564
Acres	1.00
Year Built	1825
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	August 19th, 2025

Community Information

Address	6765 Highway 1
Area	Annapolis Valley
District	Annapolis County
Sub-District	V4
City	Belleisle
County	Annapolis
Province	NS
Postal Code	B0S 1A0

Amenities

Utilities	Cable Connected, Electricity Connected, Phone Connected
Parking	No Garage, Circular Driveway, Gravel, Parking Spaces(s)
Is Waterfront	Yes
Waterfront	Lake, Lake Privileges, Stream/Pond

Interior

Interior Features	Ensuite Bath, High Speed Internet
Appliances	Stove, Dryer, Washer, Refrigerator
Heating	Baseboard, Hot Water, Radiator
Fireplace	Yes
Fireplaces	Wood Burning Stove, Fireplace(s)
# of Stories	2

Stories	2 Storey
Has Basement	Yes
Basement	Crawl Space, Full, Walk-Out Access

Exterior

Lot Description	Over 100 Acres, Partially Cleared, Wooded
Roof	Asphalt
Construction	Wood Siding
Foundation	Concrete Perimeter, Stone

Additional Information

Zoning	Mixed Use
--------	-----------

Listing Details

Listing Office	RE/MAX Banner Real Estate
----------------	---------------------------

NSAR IDX Reciprocity listings are displayed in accordance with NSAR's IDX Agreements and property information is provided under copyright© by the Nova Scotia Association of REALTORS®. The above information is from sources deemed reliable but it should not be relied upon without independent verification.

Listing information last updated on October 14th, 2025 at 12:35pm ADT