

Hants County

## 47 6 Partridge Lane

\$375,000



**Scott Grant**

Domus Listing Agent

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### Description

Welcome to your private, all-season retreat nestled in the peaceful surroundings of Falls Lake Resort. This well maintained four season cottage/ Condo provides a cottage lifestyle with less hassle and more security. A perfect blend of comfort, convenience and privacy making it the ideal getaway or year-round home. The cottage has been well maintained and is being sold fully furnished including Hot tub and appliances. Currently operating as a successful, provincially registered Airbnb rental, the property has provided a perfect blend of personal use with supplemental income. The open-concept, one-level layout creates a light and airy atmosphere.

Outside, unwind in your own private oasis. Enjoy the soothing hot tub or gather around the firepit under starlit skies—perfect for creating cherished memories with family and friends. located a minute's walk to the lake with deeded access to a private beach, dock, and boat launch—making it effortless to enjoy sunny days and peaceful waters.

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## Specifications

MLS <sup>®</sup> Number	202516842
Class	Residential
Type	Condominium
Bedrooms	2
Bathrooms (full/half)	1/0
Main Living Area	836 sq. ft.
Total Living Area	836 sq. ft.
Lot Size	Under 0.5 Acres
Age	12 years old
Monthly Condo Fee	\$67
Parking	Multiple Parking spaces
Flooring	Laminate, Porcelain
Heating	Baseboard, Heat Pump - Ducted
Fuel Type	Electric, Propane
Water Source	Drilled Well
Sewage Disposal	Septic

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## Room Sizes

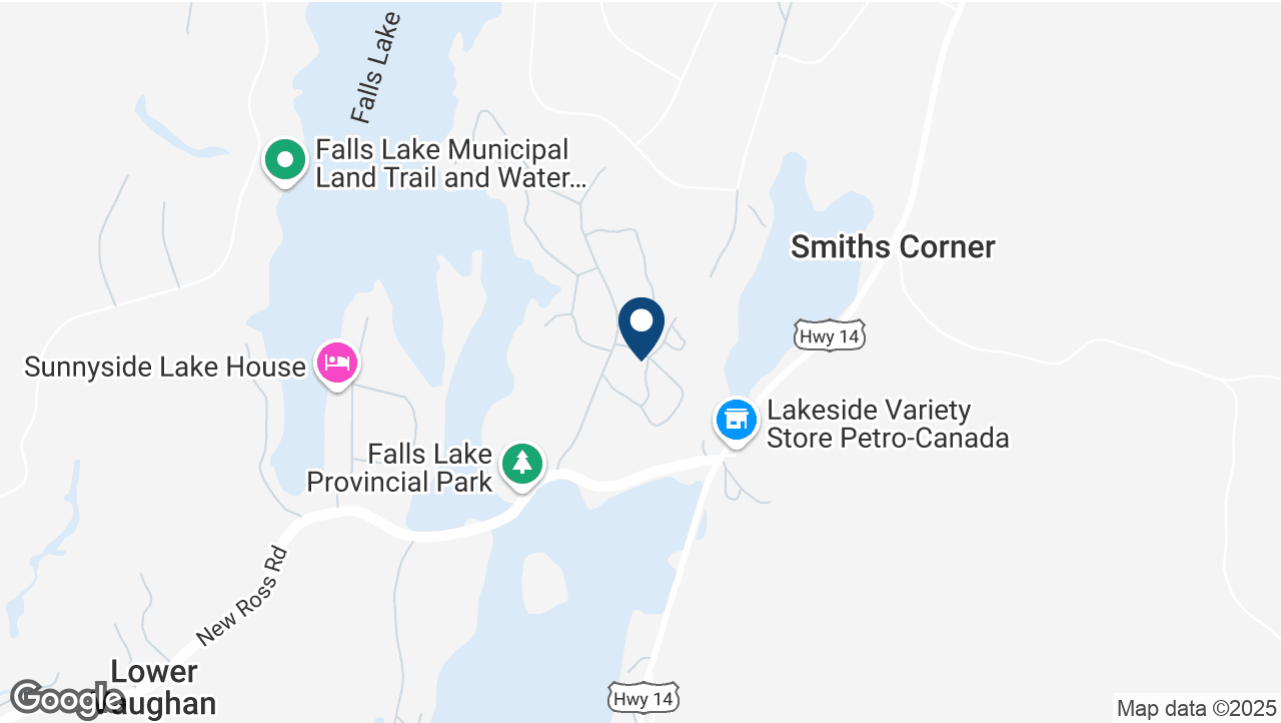
Main Floor

Living Room	14'5" X 13'6"
Kitchen	14'5" X 12'0"
Bath 1	10'1" X 5'0"
Bedroom	12'0" X 10'5"
Bedroom	12'0" X 10'5"

## Income Information

Rental Income	Potential
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## Location





# Photos





