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**359, CH. CHAMBERLAIN,
DIXVILLE**

MLS / ID #12026881

ADDITIONAL INFORMATION

Ideally located opposite a magnificent park with tennis court, this property benefits from a privileged location, a few steps from the primary school and the municipal swimming pool. Outdoor enthusiasts, you will be delighted by the proximity of the nature trails and the river, offering an idyllic setting to recharge your batteries, be inspired or raise a family.

A former church carefully converted, this residence harmoniously combines history and modernity. The transformation was carried out with sustainable materials, with a concern for energy efficiency and optimal comfort, while preserving the charm and authenticity of the building.

A unique opportunity to live in a place full of history, in the heart of an exceptional natural environment!

List of main works (see seller's declaration):

- Concrete foundation redone as new - Wood and electric furnace that heats a radiant floor system - Insulation (foundation, walls and ceiling) - Electricity and plumbing - Addition of a kitchen, full bathroom, powder room and laundry room - Addition of a mezzanine - Addition of a portico and mechanical room - Restoration of doors and windows and replacement of all windows with thermal windows - Sheet metal roof (apart from the bell tower roof)

- The seller requests a response time of 72 hours to all promises to purchase.

Ref. # 3311

INCLUSION

Light fixtures, original harmonium (1885, non-functional), living room credenza (current TV unit), bathroom cabinet (hides the

DESCRIPTION

An exceptional property in an enchanting setting! Treat yourself to a spectacular home that combines ancestral charm and modern comfort. This former church, beautifully converted, seduces with its warm atmosphere, its abundance of wood and its original architectural elements. Its majestic 19-foot ceiling is generously fenestrated, offering a space bathed in light, creating an exceptional living environment. Located in the picturesque village of Dixville, this property offers immense potential, with the possibility of adding additional bedrooms.

ROOMS DETAILS

Room	Level	Floor cover	Infos
Living room	1st level/Ground floor	Wood 19.9x27.1 P	
Other	1st level/Ground floor	Wood 10.6x11.11 P	
Home office	1st level/Ground floor	Wood 12.7x12.9 P	
Washroom	1st level/Ground floor	Wood 8.6x6.5 P	
Den	1st level/Ground floor	Wood 6.4x7.3 P	

Room	Level	Floor cover	Infos
Hallway	1st level/Ground floor	Concrete 12.5x11.3 P	
Bedroom	2nd floor	Wood 12.11x12.8 P	
Family room	Garden level	Concrete 11.8x18 P	
Dining room	Garden level	Concrete 18.4x11.4 P	
Kitchen	Garden level	Concrete 14.6x11.9 P	
Bathroom	Garden level	Concrete 7.5x15.5 P	
Storage	Garden level	Concrete 4.6x9.3 P	
Storage	Garden level	Concrete 10.1x11.9 P	
Workshop	Garden level	Concrete 11.11x13.6 P	
Laundry room	Garden level	Concrete 5.2x6.4 P	
Other	Garden level	Concrete 6.3x11.10 P	

electrical panel), church pews (x2, 8' and 4') , dining room table, dining room chairs (x5), island benches (x2) and workshop storage.

EXCLUSION

Dishwasher, aerial circus system, bathroom mirror.

GENERAL

Date d'occupation	2025-07-01 00:00:00
Financial recovery	No
Lot's evaluation	42 300 \$
Building evaluation	73 400 \$
Total evaluation	115 700 \$

COSTS

Energy cost	3 003 \$
Municipal Taxes	2 014 \$
School taxes	50 \$
Total	5 067 \$

OTHER INFORMATIONS

Type	Two or more storey
Year evaluation	2025
Seller's declaration	See listing broker
Property Category	Residential
Type of building	Detached
Frontview of the building	6.72 Meters
Depth of the building	16 Meters
Lot frontage	39.23 Meters
Depth of field	35.88 Meters
Lot area	1376 Square meters
Number of pieces	16
Number of rooms	1
Number of bedrooms above ground	1
Number of bathrooms	1
Number of water rooms	1
Status	Sold
Sale without warranty	E

ADDITIONAL FEATURES

Driveway	Not Paved
Water supply	Municipality
Heating energy	Wood, Electricity
Windows	Wood, PVC
Foundation	Poured concrete
Siding	Wood
Distinctive features	No neighbours in the back, Wooded lot: hardwood trees

ADDITIONAL FEATURES

Basement 6 feet and over, Finished basement

Parking Outdoor (4)

Sewage system Municipal sewer

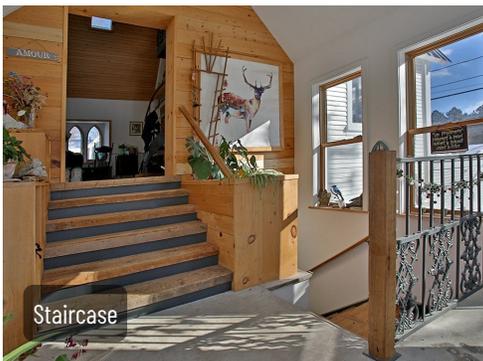
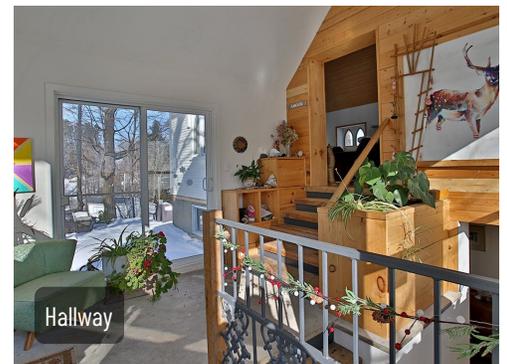
Window type Hung, French window, Crank handle

Roofing Tin

Topography Uneven, Flat

Zoning Commercial, Residential

PICTURES



PICTURES



Living room



Living room



Living room



Other



Other



Office



Office



Den



Den

PICTURES



Washroom



Washroom



Staircase



Staircase



Primary bedroom



Primary bedroom



Primary bedroom



Overall View



Overall View

PICTURES



PICTURES



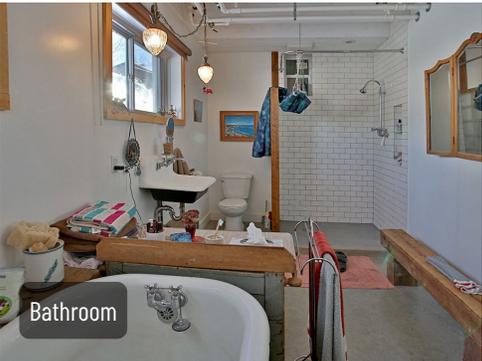
Dining room



Den



Bathroom



Bathroom



Bathroom



Bathroom



Laundry room



Storage



Workshop



Workshop



Other



Frontage

PICTURES



PICTURES

