

## Lot R-2 Hwy-331, Petite Riviere



MLS® 202406644

### Build your Dreams (Home) in Beach Country!

**\$134,000**

The little village of Petite Riviere is a welcoming and nostalgic coastal community with a cluster of charming historic homes nestled along both sides of the river where it meets the ocean. This is the heart of Lunenburg County's beach country, with three spectacular sand beaches within a short 3 minutes' drive: there's stunning Risser's Beach Provincial Park with its fine white sand and half kilometer boardwalk; dramatic Crescent Beach - a 2 kilometer long natural sandbar with rolling breakers; and the delightful Green Bay Beach and its vintage cottages with a few more contemporary beachside homes mixed in. This lovely 1.6 acre building lot slopes gently along a section of The Lighthouse Route locally referred to as Spike's Hill. The lot was cleared a few years ago and enjoys a good buffer of mature trees around its perimeter along with pretty views of the little country church, St Michaels, across the road. A short driveway and French drain were installed by former owners in 2010 along with a septic field, but no further development of the property occurred after that, leaving this as a great opportunity for anyone seeking to build their dream home in this magical community. A 1-minute stroll down the hill is the Petite Riviere General Store, a community hub and anchor business of the village. The quiet hamlet also features the popular Petite Riviere Elementary School, a volunteer firehall, several artisan shops and galleries, and the Osprey's Nest Pub with regular live entertainment. More amenities and services are just 20 minutes away in Bridgewater. Come visit and you will discover this is an idyllic place to build your home and memories.



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### Property Highlights

**Lot Size:** 67,974 sq ft (1.6 acres)  
**Services:** electricity, phone, cable, high-speed internet  
**Sewer:** C3 septic field  
**Parking:** gravel driveway  
**Features:** land cleared for building, C3 septic field installed in 2010 (no tank), french drain, driveway onto property in place  
**Zoning:** Rural

### Directions

**FROM BRIDGEWATER:** Follow NS-331 (The Lighthouse Route) toward Lahave and on to Petite Riviere. Cross the bridge and go up the hill 300 meters and watch for the lot on your left. Look for the Red Door Realty sign!

**FROM HIGHWAY-103:** Take Exit 15 and follow the Italy Cross Road to Petite Riviere. Turn left onto NS-331 and drive 400 meters and watch for the lot on your right. Look for the Red Door Realty sign!

### Listing Agents

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