

# Ranch, Deeded - Athens, NY



15951645 Route 385, Athens, NY, 12015

Offered at \$1,395,000

A unique opportunity to purchase a wonderful farm in the town of Athens. The original farm house is in need of your love to bring her back to her former glory! While renovating this beauty, you can live in the ranch home being sold as part of the package! The ranch home has 3 bed rooms and 1 and 1/2 updated baths, open floor plan with an updated kitchen and new floors throughout the home. Enjoy the summer nights in your enclosed deck and watch the wildlife or just look at the amazing mountain view. The lower level has a huge family room with a wood stove (that warms the 2 car garage) a bar and lots of room for entertaining! If you love barns - you will Love the barns on this property. The larger one has a newer roof and is in amazing shape the smaller one can also be used as a 2 car garage. There is a chicken coop for your chickens also. The land has been farmed by a local farmer for many years giving you a huge tax savings. The property is just outside of the upcoming town of Athens with restaurants, bakery, beautiful riverfront park and much more. Located on 2 1/2 hours north of NYC it is a wonderful place to have a second home and try your hand at farming Call today for your private showing.

7 Bedrooms
4 Bathrooms
4,500 sqft
41.84 acre (lot size)
Built: 1850



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