

# **\$398,555 - 1770 Millersburg-cynthiana Road, Paris**

MLS® #25008501

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## **\$398,555**

3 Bedroom, 2.00 Bathroom, 1,867 sqft  
Residential on 7 Acres

Rural, Paris, KY

Location, location, location! This serene property is located in Bourbon Co. but is only about a 5 minute drive to Cynthiana and about 15 minutes to Paris. If you're wanting to get away from it all but not be in the boonies, this is the place! The sellers are horse enthusiasts and have built a small barn, 3 separate paddocks, fenced the property with board fencing and built a storage barn for hay. Come see this 7 acre property and make it your own.

Built in 9999



## **Essential Information**

|                |                         |
|----------------|-------------------------|
| MLS® #         | 25008501                |
| Price          | \$398,555               |
| Bedrooms       | 3                       |
| Bathrooms      | 2.00                    |
| Full Baths     | 2                       |
| Square Footage | 1,867                   |
| Acres          | 7.00                    |
| Year Built     | 9999                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Status         | Active                  |



## **Community Information**

|             |                                 |
|-------------|---------------------------------|
| Address     | 1770 Millersburg-cynthiana Road |
| Area        | 006 - Bourbon County            |
| Subdivision | Rural                           |

|          |         |
|----------|---------|
| City     | Paris   |
| County   | Bourbon |
| State    | KY      |
| Zip Code | 40361   |

### Amenities

|              |                             |
|--------------|-----------------------------|
| Parking      | Off Street, Driveway        |
| # of Garages | 2                           |
| Garages      | Detached, Garage Faces Side |
| View         | Rural, Trees, Farm          |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Dining Area, Breakfast Bar, Entrance Foyer, Bedroom First Floor, Primary First Floor, Eat-in Kitchen |
| Appliances        | Dishwasher, Propane Water Heater, Refrigerator, Range  |
| Heating           | Electric, Other, Combination, Wood   |
| Cooling           | Electric   |
| Fireplace         | Yes  |
| Fireplaces        | Living Room  |
| Stories           | One and One Half   |

### Exterior

|                   |                  |
|-------------------|------------------|
| Exterior Features | Deck, Porch      |
| Lot Description   | Horses Permitted |
| Roof              | Shingle          |
| Construction      | Vinyl Siding     |
| Foundation        | Block, Stone     |

### School Information

|            |                    |
|------------|--------------------|
| District   | Bourbon County - 6 |
| Elementary | Cane Ridge         |
| Middle     | Bourbon Co         |
| High       | Bourbon Co         |

### Additional Information

|             |                  |
|-------------|------------------|
| Date Listed | April 25th, 2025 |
|-------------|------------------|

### Listing Details

|                |   |
|----------------|---|
| Listing Office | Berkshire Hathaway De Movellan Properties |
|----------------|---|



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