

\$405,000 - 761 College Road, Paris

MLS® #26002879

\$405,000

2 Bedroom, 1.00 Bathroom, 1,024 sqft
Residential on 7 Acres

Rural, Paris, KY

Charming hobby farm in Paris offering just under 7 beautiful acres of fully fenced pasture, perfectly set up for your ponies or other livestock. The cozy 2-bedroom, 1-bath cottage features inviting front and back porches—ideal for relaxing and taking in peaceful farm views and watching your horses graze. The property includes a nice-sized barn with two brand-new stalls, plus ample space to add additional stalls and store hay and equipment. Whether you're looking for a starter horse property, a downsizing farm, or a quiet country retreat, this manageable acreage offers the perfect blend of comfort and functionality in the heart of Bourbon County.

Built in 2001

Essential Information

MLS® #	26002879
Price	\$405,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,024
Acres	6.78
Year Built	2001
Type	Residential
Sub-Type	Single Family Residence
Style	Ranch
Status	Active

Community Information



Address	761 College Road
Area	006 - Bourbon County
Subdivision	Rural
City	Paris
County	Bourbon
State	KY
Zip Code	40361

Amenities

Utilities	Electricity Connected, Water Connected
Parking	Off Street, Other
View	Rural

Interior

Interior Features	Breakfast Bar, Eat-in Kitchen, Ceiling Fan(s)
Appliances	Dishwasher, Microwave, Refrigerator, Range
Heating	Electric, Heat Pump
Cooling	Central Air, Heat Pump
Stories	One

Exterior

Lot Description	Few Trees
Windows	Insulated Windows, Blinds
Roof	Metal
Construction	Wood Siding
Foundation	Block

School Information

District	Bourbon County - 6
Elementary	N Middletown
Middle	Bourbon Co
High	Bourbon Co

Additional Information

Date Listed	February 18th, 2026
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Listing Details

Listing Office	Re/max Creative Realty
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