

# \$415,000 - 761 College Road, Paris

MLS® #26002881

## \$415,000

2 Bedroom, 1.00 Bathroom, 1,024 sqft  
Farm 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® #	26002881
Price	\$415,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,024
Acres	6.78
Year Built	2001
Type	Farm
Sub-Type	Farm
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
View	Rural

### **Interior**

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

### **Exterior**

Lot Description	Cleared, Gentle Sloping
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### **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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