



\$ 898,000

11361 Barnett Valley Rd, Sebastopol, CA 95472

- » Beds: 3 | Baths: 1 Full
- » MLS #: 324005146
- » Single Family | 2,000 ft² | Lot: 3.86 acres
- » More Info: [11361BarnettValleyRoad.IsForSale.com](https://www.isfor.com/11361BarnettValleyRoad)



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CENTURY 21 Epic
 7301 Camino Colegio
 Rohnert Park, CA 94928

Nestled on 3.86 acres of picturesque countryside, this property, erected in 1950, offers a charming glimpse into the past with its original fixer-upper house. Surrounded by hills and trees, the view from the property is nothing short of enchanting, providing a tranquil and serene environment. The house itself, though in need of some tender loving care, boasts beautiful open beam ceilings that add a rustic charm to the interior. Accompanying the residence is a detached garage, and a finished basement. The vast expanse of land is ideal for animals, agriculture inc. a vineyard, with the Russian River appellation offering a prime location for growing Chardonnay and Pinot Noir grapes. For those with a vision for expansion, an additional parcel is available for purchase across the street. Spanning 12.51 acres and equipped with its own well, this neighboring property complements the existing estate seamlessly. The option to acquire both parcels presents a unique opportunity to create a sprawling countryside retreat with endless possibilities.

