PRIVATE ISLANDS INC.

BAIE DES CHALEURS

BAIE DES CHALEURS, QUEBEC



22 ACRES · FREEHOLD

5,000 SQ FT MAIN RESIDENCE

48.095°N 66.271°W

ELEVATION — SUMMIT 7 FT



THE ESTATE

At a Glance

LOCATION	Miguasha, Quebec
TITLE	Freehold
LAND AREA	22 acres
RESIDENCE	±5,000 sq ft
SUMMIT	7 ft
WATERS	Baie des Chaleurs

22 ACRES OF BEACH PENINSULA

A single freehold holding: 22 acres of sand spit and shore on the bay, with the residence alone at its northern end.

ISLAND VITALS

PRICE
NOT PRINTED

ACREAGE
22 acres

TITLE
Freehold

SUMMIT
7 ft

WATERS
Baie des Chaleurs

NEAREST
Miguasha, 0.8 mi

www.privateislandsonline.com/canada/baie-des-chaleurs

REGION — CANADA

Canada's island market runs coast to coast, and freehold title is its standard tenure. Federal rules restrict non-Canadian purchases of residential property through 2026, but recreational properties are exempt — leaving Atlantic Canada's shores, this bay among them, open to buyers from anywhere.





THE PENINSULA

A Spit of Sand, Held Whole

The estate occupies a 22-acre private beach peninsula at 81 Miguasha East — a narrow sand spit reaching north into Baie des Chaleurs, its natural beach shoreline framing a completely private maritime setting with uninterrupted views across the bay.

THE SETTING

Seclusion by Geography

The listing frames the property two ways: a highly secure family compound, or a venue for luxurious seasonal entertaining. The geography serves both — water along each side of the spit, and a single landward approach from the shore road.

THE RESIDENCE

5,000 Square Feet at the End

The main residence spans approximately 5,000 square feet of luxurious living space, oriented to overlook the sweeping waters of the bay. Its substantial footprint is the estate's vantage point — sophisticated waterfront architecture enjoyed in complete comfort, security and privacy.

THE LIFE

Rooms Facing the Water

Inside, the listing's photographs show wood-lined living rooms, a full kitchen and dining spaces wrapped in glass — rooms arranged around the light, and around the water that stands on every side of the spit.

A NOTE ON IMAGERY

Six images in the listing's gallery are AI-generated, and the listing does not disclose them. They have been excluded from this brochure; every photograph printed here is a camera photograph from the same gallery.





LAND AND WATER

Beach on Both Sides

A 22-acre beach shoreline bounds the estate, with direct access to the water along the length of the spit. The surrounding marine environment is celebrated for some of the best fishing in the region, and for lobster harvesting right off the property's edge — the peninsula tying marine life and land-based privacy into a single holding.

KNOWN FOR

Its form — a whole sand spit taken end to end: beach on both sides, one residence, and the bay in every direction.

SUMMER HIGH 71°F · WINTER LOW 8°F · BAY WATER 32–59°F



BY ROAD

Along the Gaspé Shore

The estate is a mainland peninsula, reached by road. Route de Miguasha Est runs along its base at Miguasha, 0.8 miles from the spit's centre — with Nouvelle 3.4 miles to the west and Carleton-sur-Mer 7.3 miles east along the Gaspé shore.

THE GATEWAY

Charlo & the South Shore

Across the bay in New Brunswick, Dalhousie lies 5.1 miles straight-line and Charlo Airport 7.7 — the south shore's regional field. Bathurst Regional Airport is 41 miles southwest, and Gaspé 95 miles northeast.

DISTANCES — STRAIGHT LINE

Miguasha 0.8 mi · Nouvelle 3 mi · Dalhousie 5 mi · Carleton-sur-Mer 7 mi · Charlo Airport 7.7 mi

22 ACRES • ONE PENINSULA • BAY ON BOTH SIDES

LOCATION

On the Map

BAIE DES CHALEURS • GASPÉ COAST, QUEBEC



GALLERY

The Estate in Frames



Wood-lined living rooms



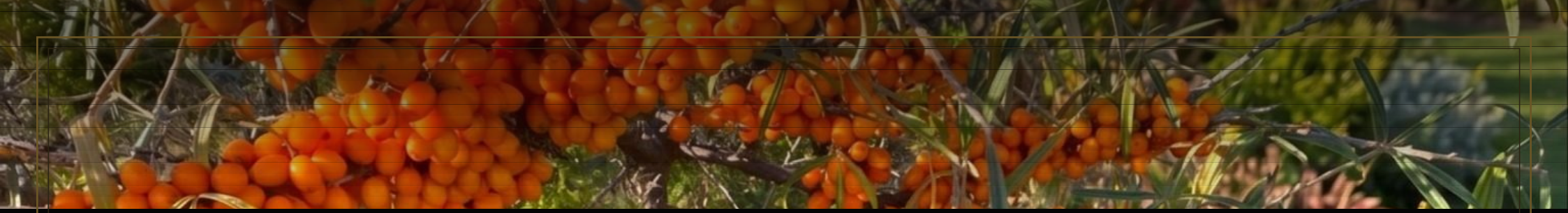
The kitchen, built for gatherings



A bedroom wrapped in glass



The sun room over the grass



PRIVATE ISLANDS INC.

THE WORLD'S AUTHORITY ON PRIVATE ISLAND SALES & RENTALS

BAIE DES CHALEURS

BAIE DES CHALEURS, QUEBEC

CURRENT PRICE & AVAILABILITY

This brochure carries no printed price, so it can never be out of date. Scan the code or open the live listing for today's price and availability.

www.privateislandsonline.com/canada/baie-des-chaleurs

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