PRIVATE ISLANDS INC.

Baie Des Chaleurs

NOUVELLE - GASPÉ PENINSULA - QUÉBEC - CANADA

Baie Des Chaleurs is a 22-acre private beach peninsula on the Gaspé coast of Québec, at 81 Miguasha East on the shores of the warm-water Baie des Chaleurs. A 5,000-square-foot estate residence — timber-lined, glass-walled, and solar-powered — sits at the heart of this self-contained coastal sanctuary, wrapped in private beach shoreline and facing the legendary salmon and lobster waters of the bay. Freehold, developed, and drive-to: a generational trophy on Canada's most storied Atlantic shoreline.

CAD 3,000,000

22 ACRES - PRIVATE BEACH PENINSULA - 5,000 SQ FT ESTATE - FREEHOLD

THE ESTATE

At a Glance

PRICE	CAD 3,000,000
LOCATION	81 Miguasha East, Nouvelle, Québec, Canada
ACREAGE	22 acres
SETTING	Private beach peninsula on Baie des Chaleurs
MAIN RESIDENCE	Approx. 5,000 sq ft timber-and-glass estate home
INTERIORS	Grand piano salon, wood-panelled living areas, sunlit dining rooms
POWER	Mainland power + rooftop solar array
FISHING	Premier salmon fishing; lobster harvested off the property edge
ACCESS	Drive-to via Route de Miguasha Est; private beach landings by boat
TENURE	Freehold
ISLAND CLASS	Private Island, Developed, Ocean Island
STATUS	Available

DRIVE-TO PRIVACY

Most private islands demand a boat, a floatplane, or both. Baie Des Chaleurs is reached by road — a 22-acre peninsula you can simply drive to, then watch the mainland world fall away. Total seclusion, zero logistics.

ISLAND VITALS

COORDINATES
48.089°N, 66.275°W (approx.)

SHORELINE
Private beach peninsula

WATERS
Baie des Chaleurs

CLOSEST TOWN
Carleton-sur-Mer, ~5 mi





THE ISLAND

A Peninsula of Your Own

On the Gaspé Peninsula, where the mountains of northern Québec meet the Atlantic, Baie Des Chaleurs holds 22 acres of pure coastal privacy. This is a true peninsula estate — beach shoreline wrapping a timbered headland, surf on three sides, the ‘Bay of Heat’ stretching to the horizon. Named by early explorers for its surprisingly warm waters, the bay is Canada's legendary salmon country, and its shallows carry some of the richest lobster grounds on the Gaspé coast.

THE SETTING

Warm Water, Wild Coast

Gaspé is the wilder Québec — river valleys, forested ridges, and fishing villages that have worked these waters for centuries. The estate sits at Miguasha, minutes from a national park of fossil cliffs and the salmon rivers the region is famous for. From the dunes you watch the tide braid the shallows; behind you, spruce and birch close out the world.

RESIDENCES

The Estate House

The 5,000-square-foot main residence is built for the view: walls of glass face the bay, timber ceilings and wood panelling carry the Gaspé character indoors, and the great rooms are made for gathering — a piano salon, sunlit dining areas, a kitchen finished in warm wood. Solar panels across the roof top up the estate's own power supply.

LIFESTYLE

Fish, Feast, & Unwind

Days here are set by the water: salmon fishing in the region's storied rivers, lobster pulled from the bay's edge, beach walks on your own shoreline, and evenings in rooms built for entertaining. This is a venue-sized estate — designed for family summers, guest seasons, and the kind of entertaining that only a private peninsula allows.







TERRAIN

Land and Water

Twenty-two acres of peninsula coast: private beach shoreline, grassy headland, and tidal shallows that braid with the tide. The marine environment is celebrated for some of the region's finest fishing — salmon in the rivers, lobster right off the property's edge — and the peninsula's geography makes the water feel like part of the grounds, every minute of the day.

KNOWN FOR

A rare drive-to private island: 22 freehold acres of beach peninsula on Québec's Baie des Chaleurs, crowned by a 5,000-sq-ft glass-and-timber estate with rooftop solar, world-class salmon and lobster waters, and mainland power.



ARRIVAL

Drive Right In

The estate is at 81 Miguasha East, Nouvelle — reached by road along Route de Miguasha Est, roughly five minutes from the bay-side town of Carleton-sur-Mer. The shoreline also offers private beach landings for boats from across the bay. Regional airports at Bathurst (40 mi) and Gaspé (95 mi) put the property within reach of Montréal and the eastern seaboard.

UTILITIES

Fully Serviced

The property draws mainland electricity, supplemented by a rooftop solar array that offsets the estate's draw. As a developed, drive-to peninsula, the estate operates year-round infrastructure — a turnkey coastal retreat rather than an off-grid project.

OWNERSHIP

Lifestyle and Value

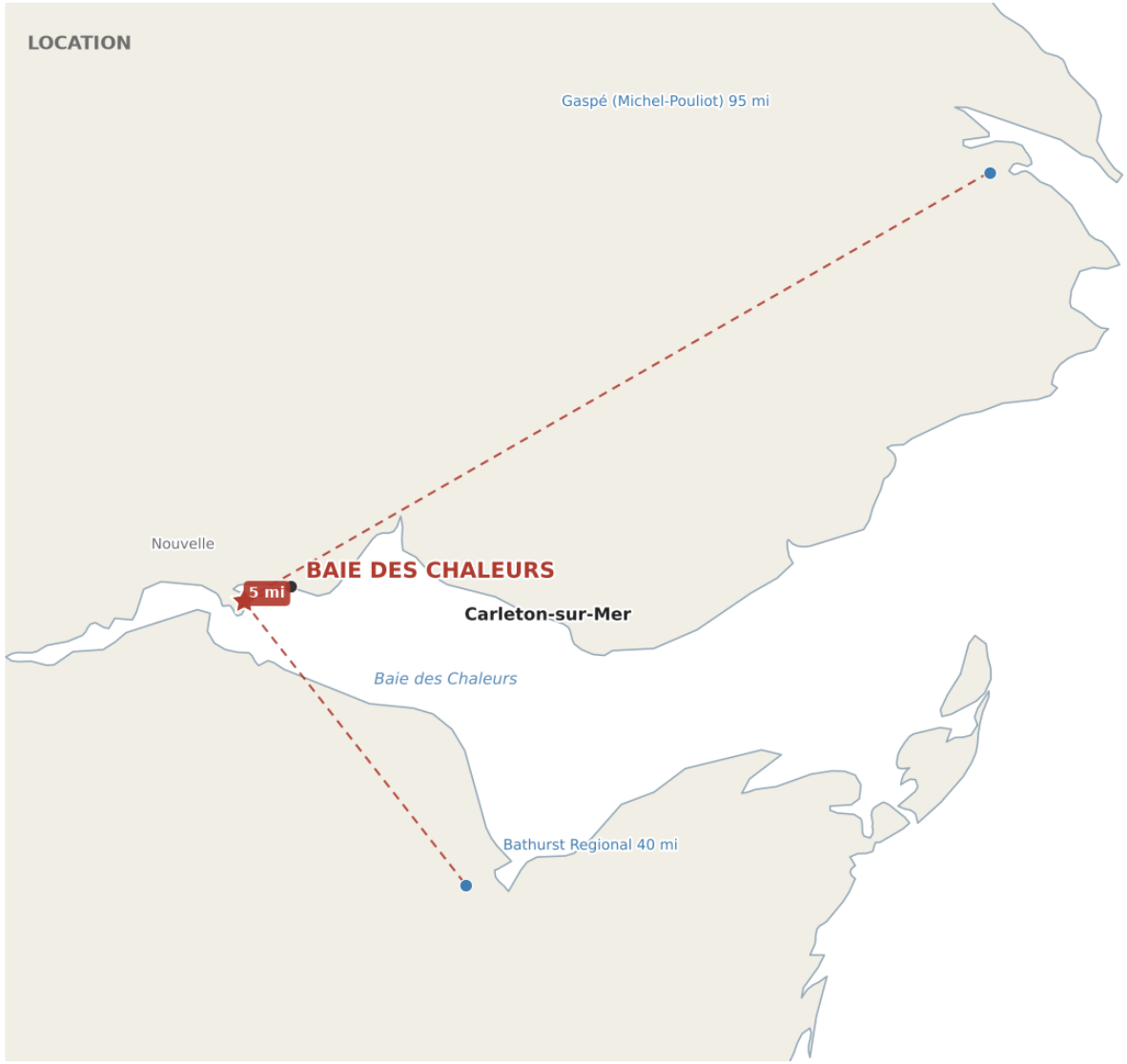
Canadian private islands trade almost exclusively in freehold — full ownership, not leasehold — and this peninsula is no exception. Buyers should note that Canada's federal foreign-buyer prohibition (extended through January 1, 2027) bars non-Canadians from buying residential property, but recreational properties like this estate are exempt. A Gaspé trophy asset with clear title and four-season bones.

22 ACRES · FREEHOLD · DRIVE-TO PENINSULA · MAINLAND POWER

LOCATION

On the Map

NOUVELLE, QUÉBEC - BAIE DES CHALEURS



BAIE DES CHALEURS

Nouvelle, Québec • 48.089°N, 66.275°W (approx.)

DISTANCES

Carleton-sur-Mer	**5 mi**
Bathurst Regional	**40 mi**
Gaspé (Michel-Pouliot)	**95 mi**

ELEVATION & CLIMATE

Summer high (Jul avg)	**71°F**
Winter low (Jan avg)	**8°F**
Bay water temp	**32–59°F**

ACCESS

Drive-to peninsula via Route de Miguasha Est

Private beach shoreline, boat landings

Mainland power at the property

Straight-line distances, approximate.
Sources: geocoder address match, FAA, Weather Spark, SeaTemperatures.net, DFO (see sources.txt).

GALLERY

The Island in Frames

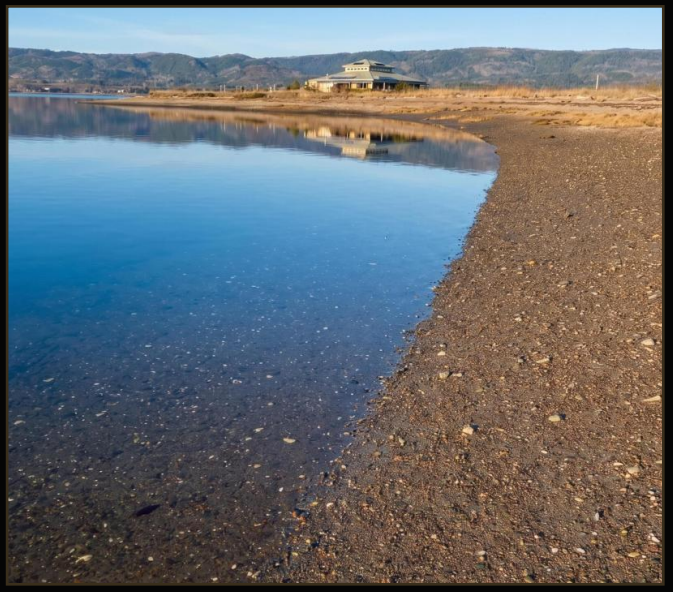


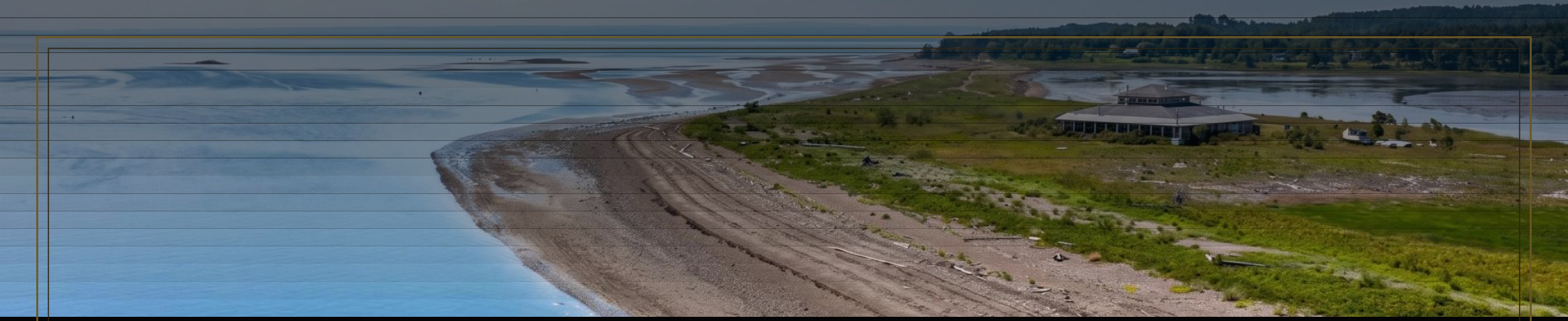












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THE WORLD'S AUTHORITY ON PRIVATE ISLAND SALES & RENTALS

Baie Des Chaleurs

BAIE DES CHALEURS - QUÉBEC - CANADA

CAD 3,000,000

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