

1274 Rue du Centenaire, La Conception

Reference: 14909650



\$ 795,000

3 Bedrooms 1 Bathroom 179 682 ft²



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Informations non contractuelles

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Bedrooms : 3

Bathrooms : 1.0

Rooms : 12

Plot size : 179 682 ft²

Construction : 1900

Unique property located on a lot with commercial zoning! Located in the heart of the village core of the municipality of La Conception, this property with a unique character, on two floors with 3 bedrooms, 1+1 bathrooms will definitely seduce you! A few steps from the Rouge River and all the amenities that La Conception village has to offer, as well as 16 minutes drive from the Mont-Tremblant tourist resort, this unique property is an opportunity not to be missed! Unique property located on a lot with commercial zoning!

Located in the heart of the village core of La Conception municipality, this large estate of more than 4 acres, includes a magnificent century-old house with garage and 3 large lots bordering the Rouge River, with residential and commercial zoning.

With its American vernacular architecture from the end of the 19th century, the owners were able to bring this property up to date while keeping its original historical character, thanks to the conservation of its gable roof, its gallery skirting the building on both sides and its original “guillotine” windows.

We are directly welcomed by the warm living room with its magnificent windows, beautiful woodwork and authentic wood fireplace. The ornament of the windows, the brick walls and the exposed beams make this space a cozy and warm place.

We then move on to the superb kitchen: fully equipped, large and bright, this space combines ergonomics and conviviality with its layout, generous windows and pleasant dining area.

The large patio door gives direct access to a magnificent 3-season space, bathed in light, with a dining & relaxation area, all surrounded by lush greenery. An ideal place to gather with friends and family, around a good meal.

On this floor we also find a spacious bathroom, with laundry room and large storage (walk-in).

The second floor consists of 3 spacious bedrooms, with good dimensions and beautiful light.

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The floor plan is comfortable and intimate, with a large master bedroom on one side of the stairs and two other bedrooms on the opposite side.

One of the 3 bedrooms is a double bedroom with an office space, giving direct access to a magnificent and large terrace with an infinite and unobstructed view of the surrounding greenery.

On this floor we also find a powder room.

Steps away from the Rouge River and all the amenities that La Conception village has to offer, as well as 16 minutes drive from Mont-Tremblant tourist resort, this unique property is an opportunity not to be missed!

Please refer to the Plan and Zoning grid:

The yellow part (CA-1) represents the house, the garage, two additional lots and the green part represents another lot in the zone (HC-1).

This property is sold with no legal warranty as to quality at risk and peril of the Buyer.

A new Certificate of Location has been ordered by the seller and will be delivered in February 2023.

All offers will be opened on October 2, 2022 at 6:00 p.m.



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