

1971 Rue Gauthier Montréal (Le Plateau-Mont-Royal) (Montréal)

Reference: 28055199



\$ 539,000

2 Bedrooms 1 Bathroom 1 240 ft² / 2 023 ft²



Syrine Khoury
(514) 562-1404 | Email



Eliess Khoury
(514) 566-1912 | Email



Samia Ouertani
(514) 572-1213 | Email

Informations non contractuelles

BARNES Québec
1472 Sherbrooke Ouest
Montréal, QC H3G 1L3



+1 514.933.3235
quebec@barnes-international.com

Bedrooms : 2

Bathrooms : 1

Rooms : 8

Property area : 1 240 ft²

Plot size : 2 023 ft²

Construction : 1910

Floor : 2

Floors : 3

A property full of charm and authenticity, where the original character has been thoughtfully preserved. Just steps from Parc La Fontaine, this condo offers a versatile double room that can easily be converted into a second bedroom or home office. The apartment has been meticulously maintained and features a fully renovated kitchen and bathroom, while preserving its historic charm. With its spacious open-concept living area, this property perfectly blends functionality and character in one of the city's most sought-after neighborhoods

Undivided co-ownership. Financing with Caisse Desjardins.

Waiver of the right of first refusal obtained from the co-owners.

This property has been meticulously maintained by both the current and previous owners.
Work completed:

- Windows replaced (2020)- Front gallery membrane (2025)- Waterproofing membrane on front foundation wall (2019)- Concrete slab and reinforcement of crawl space (2000)- Bathroom renovated with heated floor (2021-2022)- Complete electrical system (2023-2024)- New kitchen (2023, appliances 2020)- New pine floors with insulation (2020)- Gas fireplace (2021)

Included : Fridge, stove, dishwasher and Washer/dryer, Portable air conditioner

Excluded : Dining room light fixtures, bedroom light fixtures, artwork and personal belongings.



Informations non contractuelles

BARNES Québec
1472 Sherbrooke Ouest
Montréal, QC H3G 1L3



+1 514.933.3235
quebec@barnes-international.com