

322 Ch. des Patriotes S. Mont-Saint-Hilaire (Montréal)

Reference: 15847092



\$ 399,000

2 Bedrooms 1 Bathroom 39 654 ft²



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Informations non contractuelles

BARNES Québec
1472 Sherbrooke Ouest
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quebec@barnes-international.com

Bedrooms : 2

Bathrooms : 1

Rooms : 13

Shower rooms : 1

Plot size : 39 654 ft²

Construction : 2007

Renovation opportunity! Built in 2007, this custom home offers 1,641 sq. ft. of living space on a vast 39,652 sq. ft. lot. The layout features a main floor with living areas, a full bathroom, and a mezzanine; a second floor entirely dedicated to the primary bedroom; and a basement with a second bedroom, a half bath, a laundry room, and storage. Outside, you'll find a porch and a terrace. Located in a sought-after area, the property enjoys a privileged natural setting near the Gault Nature Reserve and the Richelieu River, while remaining close to shops, major highways, and the commuter train.

A GREAT OPPORTUNITY AT AN AFFORDABLE PRICE IN MONT-SAINT-HILAIRE! Magnificent renovation project for savvy buyers and visionaries! Built in 2007 with a rustic style, this property offers 1,641 square feet of living space set on an exceptional, massive lot of nearly 39,652 square feet (3,683.8 m²). A great budget-friendly opportunity to express your creativity and build your dream home in one of the most sought-after and prestigious areas in the region. // A LIVING SPACE WITH ENDLESS POSSIBILITIES Currently, the property features: * Main level: A living area featuring a living room, dining room, kitchen, and a full bathroom. A practical mezzanine overlooks the space, ideal for optimized storage. * 2nd floor: A level entirely dedicated to the primary suite, offering a spacious, private bedroom full of character with room to create various zones. * Basement: Includes a second bedroom, a powder room, a laundry area, and generous storage space. * Outdoor & Leisure: The house is enhanced by a front porch that extends along the side, as well as a backyard terrace. The majestic lot offers spectacular potential for outdoor landscaping. // A DREAM LIVING ENVIRONMENT AND STRATEGIC LOCATION Located at 322, chemin des Patriotes Sud, this location elegantly combines natural tranquility with urban accessibility. Enjoy an exceptional quality of life just minutes from the area's best attractions: the trails of the Gault Nature Reserve on Mont-Saint-Hilaire, relaxation at Strøm Spa Nordique, famous local orchards, and the nearby Richelieu River. The property is also conveniently located near all essential amenities (schools, services, shops) and offers quick, easy access to major highways (Route 116, Highway 20) and the commuter train to Montreal. A rare opportunity to acquire a large lot with high potential in a premium area, all at a very accessible price!

Included : water heater, propane

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Excluded : All personal belongings.



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