BARNES INTERNATIONAL REALTY | Québec

435 Rue Notre-Dame E. #3 ET 4 Montréal (Ville-Marie) (Montréal)

Reference: 18754457

$ 849,000

2 Bedrooms 1 Bathroom 1 151 ft²

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Informations non contractuelles

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Bedrooms : 2	Bathrooms : 1	Rooms : 7
Shower rooms : 1	Property area : 1 151 ft²	Construction : 1865
Floor : 4	Floors : 2	

Located in the heart of the Old Port, this open-concept condo charms with its 11-foot ceilings, large windows, and abundant natural light. Renovated kitchen, inviting living room, and a primary suite with a spa-inspired ensuite bathroom. Two bedrooms, one full bathroom, and a powder room. Private terrace overlooking a spacious inner courtyard. Sought-after location, just steps from Champs-de-Mars metro, restaurants, and the vibrant festivities of Old Montreal.

WHAT YOU NEED TO KNOW :PROPERTY DESCRIPTION Character unit in the heart of Old MontrealBright and elegant condo located in the heart of the Old Port. Open concept with 11′ ceilings, renovated kitchen, two bedrooms, one full bathroom and one powder room. Master suite with en suite bathroom. Spacious terrace overlooking quiet inner courtyard. Exceptional location a stone's throw from the metro, restaurants and attractions of Old Montreal.Discover this unique condo that harmoniously blends cachet and contemporary design. From the moment you arrive, you'll be charmed by the 11-foot-high ceilings, abundant natural light and open concept design that amplifies the feeling of space.Functional, refined living space:The recently modernized kitchen offers both style and efficiency, perfect for cooking enthusiasts. The living room and dining room form a warm and inviting space.Master suite with en-suite bathroom The master bedroom benefits from an en-suite bathroom designed for comfort and relaxation. A second bedroom, full bathroom and powder room add flexibility to the unit.Private terrace and peaceful surroundings:The large terrace opens onto a landscaped inner courtyard, a true extension of the living space for relaxing moments.THE PROPERTY AND ITS SURROUNDINGS *** Public transportation*Metro stationThe nearest is the Champs de Mars station, 6 minutes away, while Berri UQAM and Place d'Armes are 10 and 11 minutes' walk away respectively.*Train stationLa gare centrale is an 8-minute drive away for destinations to the USA.* Bus stationYou're less than 5 minutes from a bus stop for lines 14, 30 and 715.*** Education*Daycare3 daycare centers within a 6-minute walk, one of which is 2 minutes away.*Elementary schoolBetween 7 and 10 minutes by car, you'll find 3 elementary

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school.*Secondary schoolBetween 7 and 10 minutes by car, you'll find 4 elementary schoolTHE NEIGHBORHOOD AND ITS QUALITY OF LIFE ***AmenitiesBicycle paths Ideally suited to cycling.***Nightlife You're just a few minutes' walk from bars, brasseries and pubs.***A wide variety of services within walking distance that encourage physical activity Sometimes just a street corner or a few minutes' walk away, you'll find grocery stores, stores and restaurants.Not to mention museums and events in Old Montreal.*** Parks6 parks within a 5-minute walk, including Parc Dalhousie, François D'Ollier de Casson, Fleury Mes Play, etc. For a good 45-minute walk, Angrignon Park With its 97 hectares of land and 1.1-km-long lake, Angrignon Park also features playgrounds for children.*** WalksAlong the Lachine Canal on foot, by bike or by boatOTHERCertificate of location A new one has been ordered

Included : Light fixtures, ceiling fans, air conditioner, appliances: KitchenAid refrigerator with French doors, KitchenAid stove, Bosch dishwasher, Samsung washer and dryer.

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