

7838 Rue St-Denis Montréal (Villeray/Saint-Michel/Parc-Extension) (Montréal)

Reference: 19620841



\$ 649,000

3 Bedrooms 1 Bathroom 1 216 ft²



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Informations non contractuelles

BARNES Québec
1472 Sherbrooke Ouest
Montréal, QC H3G 1L3



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quebec@barnes-international.com

Bedrooms : 3

Bathrooms : 1

Rooms : 7

Property area : 1 216 ft²

Construction : 1931

Floor : 3

Floors : 3

A rare opportunity in Villeray! This bright third-floor unit in a triplex features three spacious bedrooms, one of which has a skylight—perfect for an office or multipurpose space. The living and dining rooms are semi-open to the kitchen, offering a partial separation while maintaining a beautiful flow between the spaces and providing access to a private rear balcony. The building has undergone major renovations recently, offering comfort and peace of mind. Located in a dynamic and sought-after neighborhood, known for its lively community life, local shops, and exceptional quality of life, this is a sure bet you won't want to miss!

WHAT YOU NEED TO KNOW:

- * The unit being offered is located on the 3rd floor of a triplex.
- * The undivided co-ownership is in the process of being established following the sale of this unit or the one on the 2nd floor, which is also currently for sale.
- * The ground floor, occupied by the owner, has also undergone major renovations throughout all units, including the fully finished basement, which is the same size as the ground-floor apartment, thereby contributing to the overall value of the building.
- * Located in the heart of Villeray, the property benefits from a sought-after urban setting, within walking distance of the Jarry metro station, Jarry Park, Jean-Talon Market, as well as numerous schools, shops, cafés, and restaurants in the neighborhood.

Important information about the undivided co-ownership: * Minimum down payment: 20%

- * Financing available through Caisse Desjardins
- * Municipal and school taxes calculated based on the share

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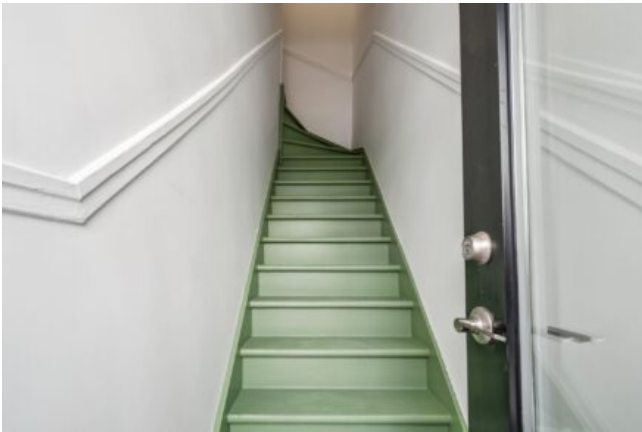


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* No right of first refusal

* Living area: 105.2 m² / 1,132.4 sq. ft. (certificate of location)

Included : Light fixtures and curtains, air conditioning unit



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