BARNES INTERNATIONAL REALTY | Québec

410 Av. Champagneur, Montréal (Outremont)

Reference: 20489756



$ 3,995 per Month

3 Bedrooms 2 Bathrooms 1 350 ft²



Félix Giguère
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Informations non contractuelles

BARNES Québec
1472 Sherbrooke Ouest
Montréal, QC H3G 1L3

+1 514.933.3235
quebec@barnes-international.com

Bedrooms : 3	Bathrooms : 2	Rooms : 7
Property area : 1 350 ft²	Floor : 2	Floors : 2

– Rental Opportunity – Beautiful townhouse-style residence spread over two levels, featuring a private entrance and an exclusive terrace. Ideally located directly across from Outremont Park and just steps from Bernard Avenue, it enjoys a prime location in the heart of the neighbourhood. The property offers 3 bedrooms and 2 full bathrooms. Abundant windows, exceptional natural light, and a spacious living room with direct access to the private terrace. Close to shops, restaurants, cafés, Outremont metro station, public transit, and all the amenities that make this one of Montréal's most sought-after neighbourhoods.

Magnificent townhouse-style residence spread over two levels, offering a private entrance, an exclusive terrace, and a unique layout that combines space, natural light, and privacy. Located at 410 Avenue Champagneur in the heart of Outremont, the property enjoys an exceptional setting directly across from Outremont Park and just steps from Bernard Avenue and its renowned destinations, including Brasserie Bernard, Damas, Pizzeria NO.900, and Théâtre Outremont.GROUND FLOOR: – Private entrance- Versatile bedroom that may serve as a home office, family room, guest bedroom, or flex space according to your needsPowder roomSECOND FLOOR: – Expansive primary bedroom- Ensuite full bathroom- Secondary bedroom also benefiting from direct access to the same bathroom- Spacious living room featuring windows on two façades, providing exceptional cross-lighting and abundant natural light throughout the day- Direct access to the private terrace* The LESSEE may, subject to the applicable eligibility requirements, obtain a residential parking permit.* The rear staircase is to be used for emergency purposes only and does not constitute an additional access to the dwelling.* Snow removal for the access leading to the unit shall be the sole responsibility of the LESSEE.* A document entitled "410 Champagneur Rules and Regulations" forms an integral part of the lease.* Please note: Certain photos have been virtually staged to illustrate the property's full potential. Actual dimensions, layouts, and features may differ.* Any stated square footage or dimensions are approximate and must be verified by the LESSEE.

Included : Appliances: refrigerator, dishwasher, oven, range hood, BBQ.

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