

445 Rue St-Charles S. #3 Granby (Estrie)

Reference: 18718782



\$ 1,700 per Month

3 Bedrooms 1 Bathroom 1 200 ft²



Marie Sarah Deschênes
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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 : 1

Rooms : 7

Property area : 1 200 ft²

Construction : 2020

Floor : 2

Floors : 2

At 445 Saint-Charles Street South in Granby, discover a bright unit featuring radiant heated concrete floors throughout. Panoramic windows offer peaceful nature views, extending to a vast private terrace ideal for entertaining. Includes 2 parking spaces. Enjoy Granby's sought-after lifestyle: bike paths, lush parks, Lake Boivin, and quick access to local shops, dining, and major highways. The perfect blend of contemporary comfort and everyday tranquility!

At 445 Saint-Charles Street South, DISCOVER this bright contemporary unit featuring radiant heated concrete floors throughout. Its generous panoramic windows offer a peaceful view of the surrounding nature, extended by a vast private terrace ideal for outdoor dining and relaxation. Two outdoor parking spaces are included. A privileged and vibrant living environment. The location perfectly combines tranquility and local vitality. Just minutes away, explore downtown with its lively terraces, gourmet spots, and the charming bookstore Le Repère, an exceptional literary haven, not to mention neighborhood cafés to enjoy your favorite hot beverage. For outdoor enthusiasts, the Estriade bike path network, the trails of the Lake Boivin ecological park, Daniel-Johnson Park, and Shefford Mountain are in close proximity, all while ensuring quick access to essential services and major roadways. RENTAL CONDITIONS Any Promise to Lease submitted must include and comply with all of the following conditions: -Credit check: The prospective lessee shall undergo a credit check, which must be to the full satisfaction of the LESSOR. If a credit check is not feasible, the LESSEE agrees to provide proof of funds covering three (3) months of rent. -Proof of income: The LESSEE agrees to provide an employment letter or a copy of the employment contract specifying their position and income. -OACIQ consent: The OACIQ CVHP form must be completed in the name of the LESSEE and BARNES-QUÉBEC INC. -First month's rent: The LESSEE agrees to pay the first (1st) month's rent upon signing the lease. -Tenant insurance: The LESSEE must provide the LESSOR with proof of home and \$2,000,000 civil liability insurance prior to occupancy. -Walkthrough inspection: A walkthrough inspection of the premises will be conducted upon occupancy in the presence of a representative of the LESSOR and the LESSEE. A similar walkthrough inspection will be conducted at the end of

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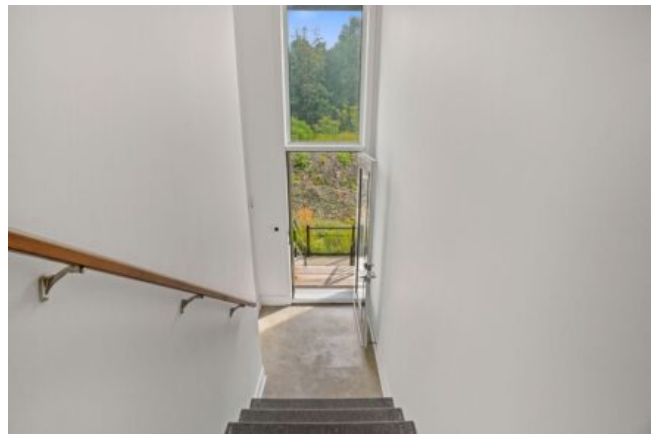
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the lease.-Non-smoking environment: The unit is strictly non-smoking (tobacco, cannabis, and vaping). Cultivation of marijuana and/or cannabis is strictly prohibited.-Pets: Pets are permitted, limited to 1 cat or 1 dog, unless otherwise specified in writing in advance by the LESSOR.-Subleasing: Short-term subleasing such as Airbnb or any other similar platform is strictly prohibited.-Building rules: The LESSEE agrees to comply with all building rules and regulations.-Utilities and services: Electricity, telephone, and cable/internet expenses are the sole responsibility of the LESSEE.-Moving fees: The LESSEE shall assume all costs associated with moving in and out.

Included : Wall-mounted heat pump, internet included.



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