



Mario Conte
Delivering the Impossible
P : 514 894 9400
E : mario@marioconte.com

Montréal (Saint-Léonard)-8465-8467, Rue de Bretagne

\$949,000



**8465-8467, Rue de Bretagne, Montréal (Saint-Léonard),
H1R2W9**

ULS : 22759107

[VISITE DE LA PROPRIÉTÉ](#)

Whose luck! Beautiful duplex conveniently located on street corner, facing Alphonse-Pesant school. Ideal for owner-occupiers, with ground floor + basement, garage, landscaped and fenced courtyard. Prime location, close to parks, schools, public transit, restaurants and shops on Bd Viau. Easy access to major arteries: Pie-IX, Lacordaire, Jarry, Jean-Talon, A25 and M?ropolitaine. 5 min from the future Viau metro station (blue line) and less than 20 min from downtown. A great opportunity to house your family in a quiet, convenient neighborhood.

INFORMATIONS DÉTAILS

PROPRIÉTÉ EN VEDETTE

Chambre en vedette	3
Salle de bain en vedette	1
Garage en vedette	3

Financiers

Évaluation municipale

Évaluation du terrain	\$257,200.00
Évaluation du bâtiment	\$450,300.00
Évaluation municipale	\$707,500.00

Taxes

Municipale	\$4,855.00
École	\$569.00
Total	\$5,424.00

ADDENDA

Whose luck!

Single occupancy - Beautiful duplex on street corner, facing an elementary school!

Well-maintained property. Several renovations have been carried out over the years, including: the three brick walls were replaced, the roof was recently recovered, part of the windows have been changed, and much more. Come and see for yourself!

Ideal for an owner-occupant, this charming, well-maintained duplex offers the possibility of comfortably housing your family on the first floor with basement. You'll enjoy a garage, landscaped and fenced yard, all in a quiet, family-friendly environment.

Located directly across from Alphonse-Pesant elementary school, this duplex boasts a prime location close to parks, public transit, shops, restaurants and much more. You'll also be a stone's throw from Viau, Pie-IX, Lacordaire, Langelier, Jarry and Jean-Talon, as well as the M^tropolitaine (A40) and A25 highways.

The future Viau metro station (blue line) is just 5 minutes away, making it easy to get to downtown, less than 20 minutes away.

Don't miss this exceptional opportunity!

Détails du bâtiment et intérieur de la propriété

Catégorie de propriété	Multi-family (2 to 5 units)
Taille	
Année de construction	1966
Number of Rooms	6
Superficie Habitable	2,559.68 PC
Nombre d'étages	2
Revêtement	Brick
Toiture	Asphalt and gravel
Garage	Heated , Fitted , Single width

Caractéristiques du terrain et extérieur

Dimensions du terrain	12.80 ft x 79.17 ft
Superficie du terrain	3,355.14 SF

Stat. (total) Outdoor , 1 , Garage , 1

Proximité

Highway , Daycare centre , Hospital , Park - green area , Bicycle path , Elementary school , High school , Cross-country skiing , Public transport

DÉTAILS DES PIÈCES

Room

Level

Dimensions

Flooring

Description

Caractéristiques

Système de chauffage

Electric baseboard units

Énergie de chauffage

Electricity

Équipements / services

Wall-mounted heat pump

Approvisionnement en eau

Municipality

Système d'égout

Municipal sewer

Toiture

Asphalt and gravel

Zonage

Residential

Sous-sol

6 feet and over , Finished basement

Allée

Asphalt

Aménagement paysager

Fenced , Landscape

Fondation

Poured concrete

INCLUSIONS & EXCLUSIONS

Inclusions

Dishwasher, Wall-mounted heat pump, Light Fixtures, All blinds, rods and curtains.
1 Electric water heater.

