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**Montréal (Saint-Léonard)-7640, Rue du Mans, 201**

**\$399000**



**7640, Rue du Mans, Montréal (Saint-Léonard), H1S3G3**

ULS : 14351681

[VISITE DE LA PROPRIÉTÉ](#)

Charming one-bedroom condo, nestled in the prestigious Le Baron Tower. Ideally located close to all amenities and public transportation, this building offers a range of services, including a pool, an exercise room, and a community lounge. The kitchen features whitewashed oak cabinets and comes equipped with appliances, all included in the sale. The primary bedroom will captivate you with its spacious walk-in closet. Bathroom with a whirlpool tub. The living room opens to the dining area and kitchen, with access to a large private balcony. Indoor parking and storage space included.

## INFORMATIONS DÉTAILS

### PROPRIÉTÉ EN VEDETTE

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

### Financiers

#### Évaluation municipale

Évaluation du terrain	\$17,500.00
Évaluation du bâtiment	\$298,300.00
Évaluation municipale	\$315,800.00

#### Taxes

Municipale	\$2,056.00
École	\$235.00
Total	\$2,291.00

#### Dépense annuelle

Frais de copropriété	\$3,072.00
Total	\$3,072.00

### ADDENDA

## EXCEPTIONAL LOCATION

### THE BUILDING:

Welcome to this exceptional building which offers a safe and comfortable living environment, equipped with the best amenities:

- Optimal security thanks to surveillance cameras and 24/7 secure access.
- Absolute comfort with a well-maintained contingency fund for your peace of mind.
- First-rate service for co-owners, including a fitness room, indoor pool, saunas, community room, concierge service, and much more...

### STRATEGIC LOCATION:

The geographical location of this building is simply ideal:

- A stone's throw from highways 40 and 25, making your travel easier.
- A variety of local shops and restaurants at your disposal.
- Bus stops just 3 minutes' walk away, for easy mobility.
- The magnificent Parc Ladauversière nearby, equipped with swimming pools, a paddling pool, tennis courts, soccer, pétanque, baseball, and much more.
- The future Lacordaire metro station on the blue line for even better accessibility.

In addition, you will enjoy numerous parks nearby, including Parc Ladauversière, Parc Laurier MacDonald, and Parc Giuseppe-Garibaldi (with its soccer field). You will also be close to essential services such as grocery stores, pharmacies, and department stores.

### QUALITY SCHOOLS NEARBY:

If you have children, you will appreciate the proximity of renowned elementary and secondary schools, including La Dauversière, Alphonse-Desjardins, Lambert-Closse, Dante, and Laurier MacDonald High School.

Don't miss this unique opportunity to live in an exceptional location, combining comfort, convenience and quality of life.

## Détails du bâtiment et intérieur de la propriété

Catégorie de propriété	Residential
Année de construction	1992
Number of Rooms	5
Superficie Habitable	805.15 PC
Nombre d'étages	15
Type de Windows	French window
Garage	Heated , Fitted , Single width

Salle de bain / salle d'eau

Jacuzzi bath-tub

## Caractéristiques du terrain et extérieur

Stat. (total)

Garage , 1

Cadastre - Parking (inclus dans le prix)

Garage

Proximité

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

## DÉTAILS DES PIÈCES

Room	Level	Dimensions	Flooring	Description
Kitchen	2nd floor	12x8.8 ft	Ceramic tiles	Bleached oak cabinets
Dinette	2nd floor	10x19 ft	Ceramic tiles	
Living room	2nd floor	13.3x16 ft	Parquetry	Access to Large balcony
Master bedroom	2nd floor	11x15 ft	Parquetry	With Walk-in
Bathroom	2nd floor	8.9x7.7 ft	Ceramic tiles	With Whirlpool bath

## Caractéristiques

Système de chauffage

Electric baseboard units

Énergie de chauffage

Electricity

Équipements / services

Central air conditioning , Entry phone , Electric garage door

Approvisionnement en eau

Municipality

Système d'égout

Municipal sewer

Appareils de location

Water heater , 1

Zonage

Residential

Armoire

Other , Bleached oak

Un accès facile

Elevator

Services disponibles

Fire detector

## INCLUSIONS & EXCLUSIONS

Inclusions                      Fridge, stove, hood, dishwasher, table with 4 chairs,

Exclusions                      bedroom set and computer table

