



Address 35 Rue de la Villa	Near THEORET
Zone Outaouais	Municipality Val-des-Monts
Property Type (UNI) Bungalow	Building Type Detached
Price \$299,000	Postal Code J8N5B7

REMARKS

Superb complete renovated house with screwed on bricks on a beautiful fenced lot on McGregor Lake. Walk out basement. No rugs. New septic system, new fields. Lot prepared driveway, etc. for building 2 semi homes with garage waterfront. Accepted plans by city to build re: 52 Theoret. IMPECCABLE! VIEW www.dynadf.ca CALL 613-223-3962

MLS : **8330068**
 Status : **Active**
 Broker's decl. : **No**
 Survey certificate : **No**

PARKING
 Garage :
 Carport :
 Exterior : **4**
 Driveway : **Double width or more Unpaved**

ROOM DESCRIPTIONS

Level	Room	Sizes	Infos
GF	LIV	12 X 10 (Laminate floor)	
GF	DR	12 X 10 (Laminate floor)	
GF	KIT	12 X 10 (Laminate floor)	
GF	MBR	11 X 10 (Laminate floor)	
GF	BDR	10 X 9 (Laminate floor)	
GF	BTH	8 X 6 (Laminate floor)	
GF	HAL	3 X 6	

Year built : **2005**
 Room(s) : **7**
 Bedroom(s) : **2**
 Bathroom(s) : **1**
 Pwd room(s) :
 Lot size : **126 X 139 Irr**
 Lot area : **20,698 sqft**
 Building size : **20 X Irr**
 Living area : **1,000**

WATER HEATER
 Rented :

FEATURES

Water (access) : **Access**
 Heating System : **Forced air**
 Heating Energy : **Electricity**
 Windows : **PVC**
 Distinctive Features : **Cul-de-sac**
 Basement : **Partially finished**
 Sewage System : **Disposal field**
 Lot : **Fenced**
 Lot : **Landscaped**
 View : **View of the water**

Water (access) : **Waterfront**
 Water Supply : **Artesian well**
 Equipment/Services : **Alarm system**
 Foundation : **Poured concrete**
 Siding : **Artificial brick**
 Parking : **Driveway (4)**
 Sewage System : **Septic tank**
 Lot : **Wooded**
 Topography : **Flat**
 Zoning : **Residential**

INCLUSIONS

Shed, electric furnace, hot water tank, water softener, air-conditioning, alarm system

LISTING BROKER(S)

DYNAMIQUE IMMOBILIER
(SIEGE SOCIAL)

(819) 243-3962

LISTING AGENT(S)

Falardeau, Diane
dyna@dynadf.ca

(613) 223-3962

Appointment :

2- Kitchen



3- Living room



4- Living room



5- Living room



6- Dining room



7- Bathroom



8- Frontage

9- Basement



10- Backyard



11- Exterior



12- Backyard



13- Shed



14- Exterior



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