

# MONT BLEU



**8**

BEDROOMS

**7**

BATHROOMS

**9,000**

SQ FT

**0.2**

ACRES

**£4,950,000 OPEN MARKET, ST. PETER PORT**

Step into a world of unparalleled views and genuinely impressive spaces with this exceptional multi-generational home. Offering stunning panoramic sea views from a prime location, this property is a rare and captivating find - perched above the vibrant island harbour. Mont Bleu provides a breathtaking vista of the marinas, the historic Castle Cornet, and the serene offshore islands. With over 9,000 sq ft of expansive living space, this home is meticulously designed to cater to the needs of a multi-generational family or those seeking extra room. The carefully conceived layout ensures all principal rooms benefit from awe-inspiring views and abundant natural light. Among its many reception spaces, the expansive 50 ft kitchen/dining/living/family room serves as the heart of the home, offering direct access to an easily maintained garden. With up to seven bedroom suites, the home provides ample accommodation, complemented by a large three-bedroom self-contained wing/annexe. This wing...



**LIVINGROOM**

The Channel Island Estate Agent































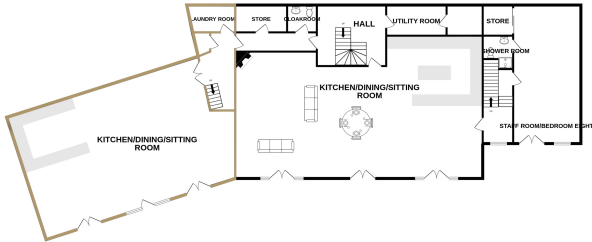




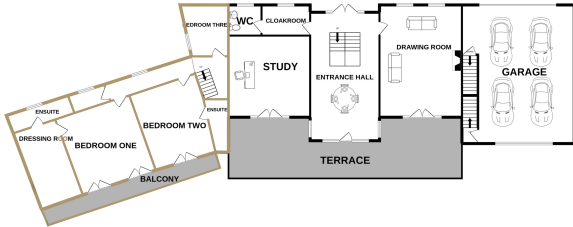




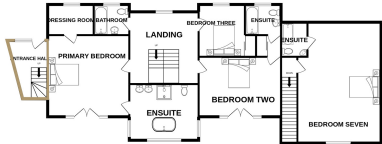
GARDEN FLOOR  
3312 sq.ft. (307.7 sq.m.) approx.



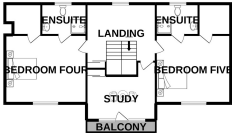
GROUND FLOOR  
2526 sq.ft. (234.7 sq.m.) approx.




1ST FLOOR  
1584 sq.ft. (147.2 sq.m.) approx.



2ND FLOOR  
903 sq.ft. (83.9 sq.m.) approx.



 = ANNEXE

TOTAL FLOOR AREA : 8,980 sq.ft. ( 835 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2022



## GARDEN FLOOR

Kitchen/dining/sitting room	48'5 x 24'11
Hall	13'6 x 12'0
Utility room	11'10 x 6'0
Cloakroom	5'10 x 5'4
Store	10'2 x 5'4
Staff room/bedroom eight	27'2 x 13'3
Shower room	6'7 x 5'11
Store	6'9 x 5'11

## GROUND FLOOR

Entrance hall	25'2 x 13'6
Drawing room	22'11 x 16'2
Cloakroom	9'7 x 6'1
WC	6'5 x 6'1
Study	17'0 x 16'0
Garage	28'6 x 19'7

## FIRST FLOOR

Landing	14'2 x 13'6
Primary bedroom	17'0 x 16'4
En-suite bathroom	13'6 x 11'7
Dressing room	9'6 x 5'11
Bedroom two	16'5 x 11'10
En-suite bathroom	6'7 x 5'9
Bedroom three	10'3 x 9'1
Bathroom	7'0 x 5'11
Bedroom seven	24'6 x 19'7
En-suite bathroom	6'9 x 5'2

## SECOND FLOOR

Landing	13'6 x 12'2
Bedroom four	15'10 x 13'7
En-suite shower room	8'10 x 6'1
Bedroom five	15'1 x 13'5
En-suite shower room	8'4 x 6'1
Study	13'6 x 8'8

## THE ANNEXE - GARDEN FLOOR

Kitchen/dining/sitting room	39'4 x 25'2
Utility room	8'4 x 5'4

## THE ANNEXE - GARDEN FLOOR

Cloakroom	4'8 x 3'2
-----------	-----------

## THE ANNEXE - GROUND FLOOR

Landing	
Bedroom one	15'1 x 14'8
Dressing room	14'8 x 6'5
En-suite bathroom	10'4 x 6'5
Bedroom two	15'11 x 12'3
En-suite shower room	10'11 x 4'10
Bedroom three	14'6 x 8'11
Bathroom	7'5 x 6'5

## THE ANNEXE - FIRST FLOOR

Entrance hall	11'1 x 8'3
---------------	------------

## KEY FACTS

A large modern home with panoramic sea views

Situated in a peaceful location yet a short stroll into St. Peter Port

Seven bedroom suites and copious reception rooms

Parking and generous four car garage

An exceptional home

Dedicated multi-generational living

Also including staff accommodation if so desired

## SERVICES

Mains services

## DRAINAGE

Mains drainage

## HEATING

Oil

## APPLIANCES

Separately listed

## INCLUSIONS

To include all carpets and fitted flooring, the curtains and blinds as hung, light fittings and appliances as listed.

These particulars are supplied on the understanding all negotiations by Livingroom are conducted through this office. We understand these particulars to be correct but we do not guarantee their accuracy nor do they form part of any contract. Any floor plans provided are for the purposes of identification only and are not of absolute delineation. Measurements and areas illustrated are approximate and should not be relied upon. Livingroom have not undertaken a detailed survey, nor tested the services, appliances and specific fittings.

**£4,950,000**



**LIVINGROOM**

The Channel Island Estate Agent