# **MONT BLEU**



8 BEDROOMS

BATHROOMS

10,00

**0.2** 

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

Mont Bleu - A Landmark Multi-Generational Residence

Step into a world of exceptional living with this remarkable home, where breathtaking views and genuinely impressive spaces define the experience. Perched above the island's vibrant harbour, Mont Bleu captures a rare and captivating panorama — sweeping across the marinas, the historic Castle Cornet, and the tranquil offshore islands.

Extending to circa 10,000 sq ft, this residence is meticulously designed to accommodate multi-generational living or those seeking expansive room to grow. Every principal space is flooded with natural light and orientated to maximise the inspiring seascape.

At its heart lies a magnificent 50 ft kitchen/dining/family room — a true centrepiece for daily life and entertaining alike — seamlessly connected to the landscaped garden. The property provides up to seven bedroom suites, complemented by a substantial three-bedroom self-contained wing/annexe. This secondary space is complete with a 40 ft...

LIVINGROOM
The Channel Island Estate Agent















































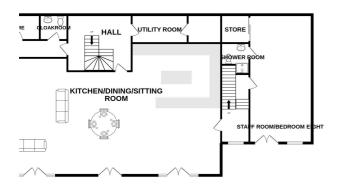


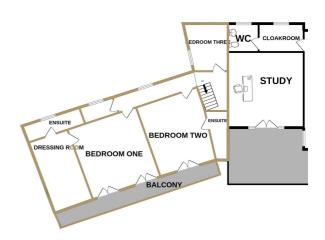






GROUND FLOOR ) approx. 2526 sq.ft. (234.7 sq.m.) approx.

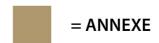




T FLOOR 2ND FLOOR . (147.2 sq.m.) approx. 9903 sq.ft. (83.9 sq.m.) ap







## 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.

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#### **GARDEN FLOOR** THE ANNEXE - GARDEN FLOOR Kitchen/dining/sitting 48'5 x 24'11 Cloakroom 4'8 x 3'2 room THE ANNEXE - GROUND FLOOR Hall 13'6 x 12'0 Utility room 11'10 x 6'0 Landing Cloakroom 5'10 x 5'4 Bedroom one 15'1 x 14'8 Store 10'2 x 5'4 Dressing room 14'8 x 6'5 Staff room/bedroom eight 27'2 x 13'3 En-suite bathroom 10'4 x 6'5 Shower room 6'7 x 5'11 **Bedroom two** 15'11 x 12'3 Store 6'9 x 5'11 En-suite shower room 10'11 x 4'10 14'6 x 8'11 Bedroom three **GROUND FLOOR Bathroom** 7'5 x 6'5 **Entrance hall** 25'2 x 13'6 THE ANNEXE - FIRST FLOOR Drawing room 22'11 x 16'2 Cloakroom 9'7 x 6'1 11'1 x 8'3 **Entrance hall** wc 6′5 x 6′1 **KEY FACTS** Study 17'0 x 16'0 A large modern home with panoramic 28'6 x 19'7 Garage sea views Situated in a peaceful location yet a FIRST FLOOR short stroll into St. Peter Port Landing 14'2 x 13'6 Seven bedroom suites and copious reception rooms Primary bedroom 17'0 x 16'4 Parking and generous four car garage En-suite bathroom 13'6 x 11'7 An exceptional home Dressing room 9'6 x 5'11 Dedicated multi-generational living Bedroom two 16'5 x 11'10 Also including staff accommodation if En-suite bathroom 6'7 x 5'9 so desired Bedroom three 10'3 x 9'1 **SERVICES Bathroom** 7'0 x 5'11 Mains services 24'6 x 19'7 Bedroom seven En-suite bathroom 6'9 x 5'2 DRAINAGE Mains drainage SECOND FLOOR **HEATING** 13'6 x 12'2 Landing Oil 15'10 x 13'7 Bedroom four En-suite shower room 8'10 x 6'1 **APPLIANCES** Bedroom five 15'1 x 13'5 Separately listed En-suite shower room 8'4 x 6'1 **INCLUSIONS** 13'6 x 8'8 Study To include all carpets and fitted THE ANNEXE - GARDEN FLOOR flooring, the curtains and blinds as hung, light fittings and appliances as

39'4 x 25'2

8'4 x 5'4

listed.

Kitchen/dining/sitting

room

**Utility room** 

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



