

# VAL POUCIN COTTAGE

SOLE AGENT



## 3

BEDROOMS

## 2

BATHROOMS

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**£3,250 GROUVILLE**

NON-QUALIFIED/REGISTERED This detached haven is located within a country setting, surrounded by fields and rural views and yet just a short drive from local amenities and major schools. The accommodation is configured on two levels with the first floor comprising; an open-plan kitchen/dining room, sitting room and cloakroom. With the option of a conventional or spiral staircase at either end of the property, the ground floor boasts a stunning snug/study with a vaulted ceiling and access to the garden, three double, fitted bedrooms (primary with En-suite) and a house bathroom. Externally, there's a secure, private garden bordering fields and designated parking for three vehicles. Pets considered. Available March 2025.



**LIVINGROOM**  
The Channel Island Estate Agent

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## GROUND FLOOR

Entrance hall	16'4 x 10'2
Primary bedroom	16'10 x 14'5
En-suite bathroom	7'7 x 5'9
Snug/study	15'2 x 15'1
Bathroom	8' x 7'6
Bedroom two	19'3 x 9'
Bedroom three	19'3 x 8'10

## FIRST FLOOR

Sitting room	19'4 x 14'2
Kitchen/dining room	21'3 x 14'3
Cloakroom	5'10 x 4'10

## KEY FACTS

Rural setting yet within a short drive to local amenities and major schools  
Country views  
Open plan kitchen/dining room  
Fantastic snug/study with vaulted ceiling and garden access  
Secure private garden  
Designated parking for three vehicles  
Available March  
Pets considered  
NON-QUALIFIED/REGISTERED

## SERVICES

Mains water and drainage

## HEATING

Electric heating throughout

## APPLIANCES

AEG oven and hob  
Samsung fridge/freezer  
AEG dishwasher  
Samsung washing machine  
Indesit dryer

## INCLUSIONS

To include all items listed in the inventory/condition report

## SCHOOL CATCHMENT

Grouville  
Le Rocquier

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.

**£3,250**



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