

LE CLOS DU COLERON



6

BEDROOMS

4

BATHROOMS

4,595

SQ FT

5.9

ACRES

£12,500,000 ST. BRELADE

A truly exquisite coastal residence boasting captivating views over the golden sands of St. Brelade and Ouaisne. A longstanding family home that offers well-balanced accommodation with commanding sea views. Presented with contemporary yet timeless flair, Le Clos du Coleron offers a rare opportunity to purchase in a prime position within St. Brelade Bay. Externally, the landscaped grounds comprise a fabulous swimming pool and entertaining space, extensive South facing terracing, lawns, over five acres of the coastal national park and direct beach access - a highly private and inspiring home worthy of internal viewing.



LIVINGROOM
The Channel Island Estate Agent























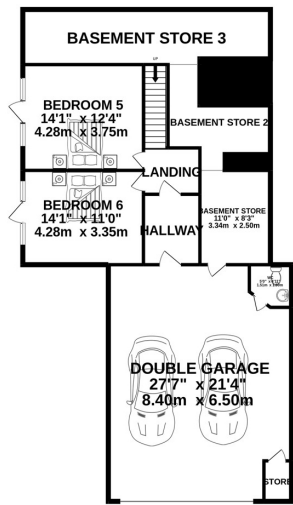




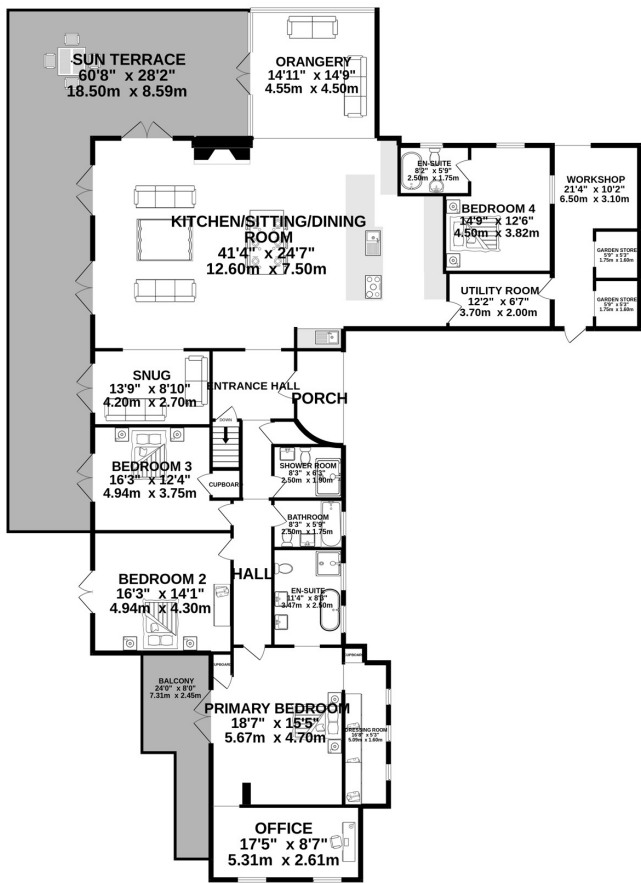




BASEMENT
1388 sq.ft. (128.9 sq.m.) approx.



GROUND FLOOR
3207 sq.ft. (297.9 sq.m.) approx.



TOTAL FLOOR AREA : 4595 sq.ft. (426.9 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.

GROUND FLOOR

Entrance Hall	9'10 x 8'2
Kitchen/Sitting/Dining Room	41'4 x 24'7
Snug	13'9 x 8'10
Orangery	14'9 x 14'11
Sun Terrace	28'2 x 60'8
Utility Room	12'2 x 6'7
Bedroom 4	12'6 x 14'9
En-suite	8'2 x 5'9
Workshop	10'2 x 21'4
Garden Store	5'3 x 5'9
Garden Store	5'3 x 5'9
Hall	4'9 x 17'1
Bedroom 3	16'3 x 12'4
Shower Room	8'3 x 6'3
Bedroom 4	16'3 x 14'1
Bathroom	8'3 x 5'9
Primary Bedroom	15'5 x 18'7
En-suite	8'3 x 11'4
Dressing Room	5'3 x 16'8
Office	17'5 x 8'7
Balcony	8'0 x 24'0

LOWER LEVEL

Landing	6'7 x 5'5
Bedroom 5	14'1 x 12'4
Bedroom 6	14'1 x 11'0
Hallway	6'7 x 8'2
Double Garage	21'4 x 27'7
Store	3'3 x 4'9
WC	4'11 x 5'0
Basement Store	8'3 x 11'0
Basement Store 2	11'11 x 12'4
Basement Store 3	28'10 x 6'5

KEY FACTS

One of the best views over St. Brelade's bay
Private path to the beach/harbour
10 Vergees including coastal national park
Outdoor pool and entertaining area
Stunning open-plan kitchen/dining/sitting room
Double garage and ample parking
Luxury home in a highly sought after location

SERVICES

Mains water

DRAINAGE

Septic tank and soakaway serviced by the parish free of charge

HEATING

Oil fired central heating

INCLUSIONS

As per inventory

SCHOOL CATCHMENT

Mont Nicolle
Les Quennevais

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.

£12,500,000



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