

LE VIVIER



7

BEDROOMS

8

BATHROOMS

12,158

SQ FT

22.0

ACRES

POA ST. MARTIN

Livingroom is delighted to have been appointed selling agent for DiCasa's latest offering, Le Vivier, their finest and most luxurious branded residence to date in Jersey. Set amongst 22 acres of magnificent ancient woodland behind private gates is an opulent 12,158 sq. ft. manor house. Fully refurbished throughout to the highest of standards, Le Vivier is the perfect multi-generational estate and boasts a four-bedroom suite main house, a separate two-bedroom apartment as well as a one-bedroom guest cottage. In addition, this magnificent residence features the finest leisure complex's comprising an infinity pool, gym, sauna, shower facilities and kitchen, as well as a wood-panelled cinema room, complete with bar and entertaining space. The building's distinctive and detailed reconfiguration, along with its carefully specified and well-detailed fabric upgrade, delivers an exemplary turn-key home with outstanding energy efficiency across its multi-generational and leisure offerings...



LIVINGROOM

The Channel Island Estate Agent



















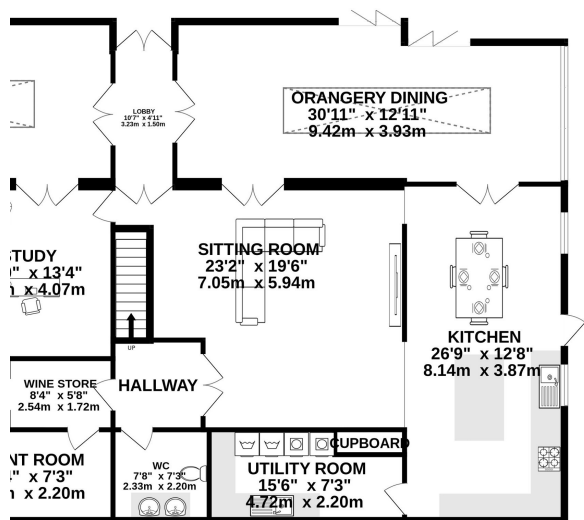




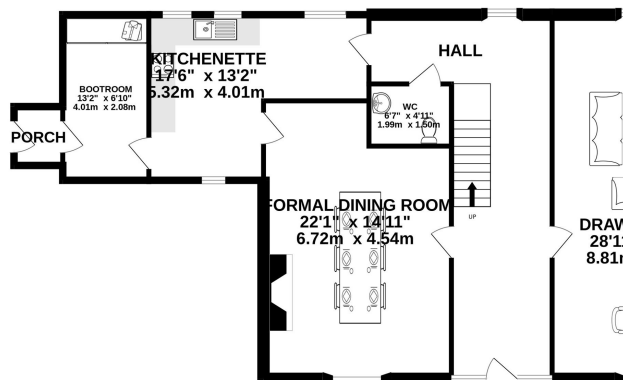




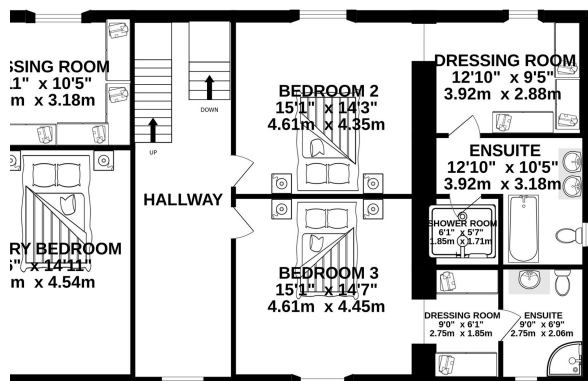
GROUND FLOOR
198.5 sq.m. approx.



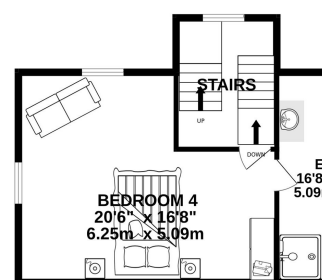
GROUND FLOOR
1675 sq.ft. (155.6 sq.m.) approx.



1ST FLOOR
1679 sq.ft. (156.0 sq.m.) approx.



2ND FLOOR
557 sq.ft. (51.8 sq.m.) approx.



TOTAL FLOOR AREA : 6049 sq.ft. (561.9 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.

LE VIVIER MAIN HOUSE

GROUND FLOOR

Drawing Room	28'11 x 15'1
Study	28'11 x 12'10
Formal Dining Room	22'1 x 14'11
Kitchenette	17'6 x 13'2
Bootroom	13'2 x 6'10
WC	6'7 x 4'11

FIRST FLOOR

Primary Bedroom	18'6 x 14'11
Dressing Room	14'11 x 10'5
Ensuite	13'2 x 11
Shower Room	13'2 x 4'11
Bedroom 2	15'1 x 14'3
Dressing Room	12'10 x 9'5
Ensuite	12'10 x 10'5
Shower Room	6'1 x 5'7
Bedroom 3	15'1 x 14'7
Dressing Room	9 x 6'1
Ensuite	9 x 6'9

SECOND FLOOR

Bedroom 4	20'6 x 16'8
Ensuite	16'8 x 10'10

LOWER GROUND FLOOR

Sitting Room	23'2 x 19'6
Kitchen	26'9 x 12'8
Utility Room	15'6 x 7'3
Study	13'10 x 13'4
Orangery Dining	30'11 x 12'11
Orangery Snug	29'10 x 12'11
WC	7'8 x 7'3
Wine Store	8'4 x 5'8

GUEST ACCOMMODATION

Sitting/Dining/Kitchen Room	22'10 x 22'5
Primary Bedroom	12'10 x 11'10
Ensuite	9'10 x 6'11
Bedroom 2	16'6 x 11

GUEST ACCOMMODATION

Bathroom/Ensuite	11 x 7'11
Garage	31'3 x 21'7

LEISURE COMPLEX

Cinema Room	25'9 x 21'2
Entertainment Room/Area	25'9 x 21'2
WC	14'9 x 14'1
Pool House	52'7 x 33'4
Kitchenette	8'7 x 6'8
Gym	24 x 13'10
Changing Room	6'7 x 6'7
Sauna	11'5 x 6'7
Shower Room	10'1 x 7'3
WC	7'11 x 3'11

COTTAGE ACCOMMODATION

Kitchen	11'9 x 8'3
Sitting Room	22 x 13'10
Bedroom 1	13'10 x 10'6
Bathroom	8'11 x 7'5

KEY FACTS

Refurbished and remodelled by DiCasa Homes

Arguably their most luxurious branded residence to date in Jersey

Exemplary turn-key home with outstanding energy efficiency

Circa 12,158 sq. ft.

Set amongst 7 acres of ancient woodland & agricultural land

Perfect multi-generational estate

Four bedroom suite main house, two bedroom apartment, one bedroom cottage

The finest of leisure complex's including infinity pool, gym, sauna, shower facilities and kitchen

Wood panelled cinema room, complete with bar and entertaining space

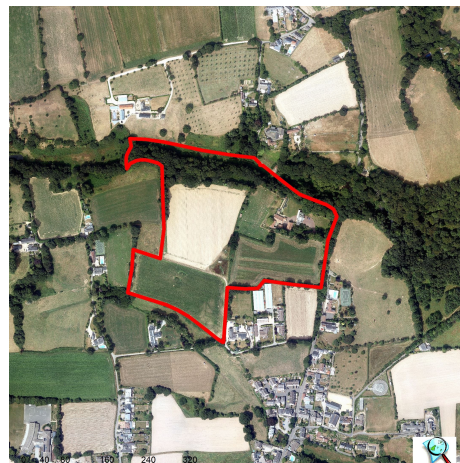
Set along a quiet road to Rozel in St. Martin

INCLUSIONS

As Per Inventory

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.

POA



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