

RED SAILS



3

BEDROOMS

2

BATHROOMS

1,503

SQ FT

£995,000 LOCAL MARKET, ST. PIERRE DU BOIS

Located in a highly sought-after, front-line location along the stunning West Coast, this beautiful home is perfectly positioned between the picturesque L'Eree and the serene Rocquaine Bay. Recently upgraded by the current owner, the property boasts spacious accommodation spread over three thoughtfully designed levels, creating an inviting atmosphere for both relaxation and entertainment.

As you enter through the porch, you are greeted by a magnificent open-plan kitchen/dining room, complete with a soaring vaulted ceiling that adds a touch of grandeur. This delightful space seamlessly blends functionality with style, making it perfect for hosting family gatherings or enjoying quiet meals. The ground floor also features a versatile third bedroom/study and a well-appointed utility room for added convenience.

Step down into the inviting sitting room, where a working fire creates a cosy ambience, and bi-folding doors effortlessly connect the indoors with the rear garden, allowing for a...



LIVINGROOM
The Channel Island Estate Agent

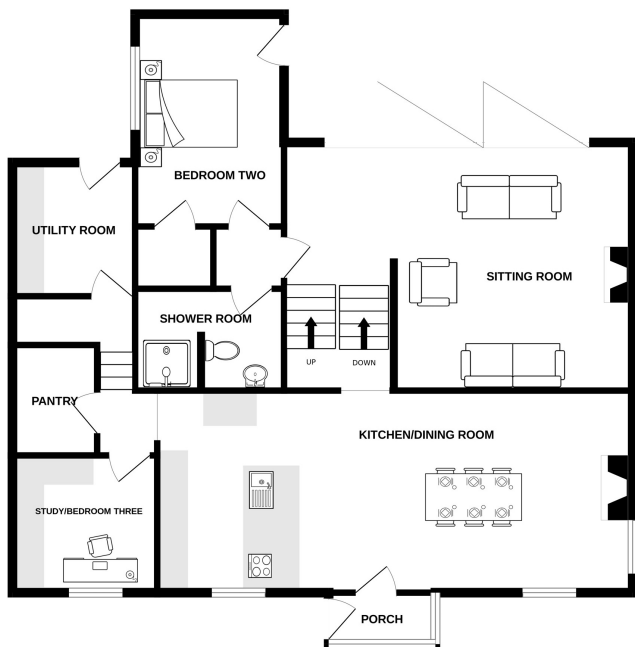




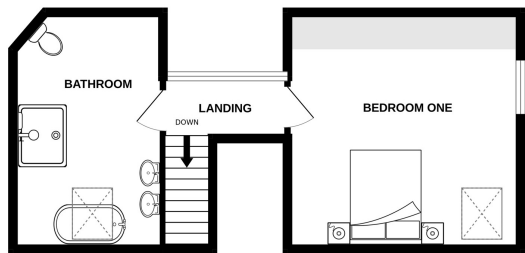




GROUND FLOOR
1116 sq.ft. (103.6 sq.m.) approx.



1ST FLOOR
389 sq.ft. (36.1 sq.m.) approx.



TOTAL FLOOR AREA : 1504 sq.ft. (139.8 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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GROUND FLOOR

Porch	6'7 x 3'2
Kitchen/dining room	29'2 x 12'5
Sitting room	21'5 x 15'3
Bedroom two	13'0 x 9'2
Shower room	9'0 x 6'3
Study/bedroom three	8'11 x 8'5
Pantry	6'9 x 5'6
Utility room	8'2 x 5'9

FIRST FLOOR

Landing	7'8 x 3'0
Bedroom one	14'6 x 14'4
Bathroom	14'6 x 9'2

KEY FACTS

Beautiful sea front home, just a step away from the beach

Stylish decor throughout with accommodation set over 3 floors

Enclosed private garden with sunken patio to rear with summer house

Parking for multiple cars and decked foregarden

SERVICES

Mains water and electricity

DRAINAGE

Cesspit drainage

HEATING

oil fired central heating

APPLIANCES

4 x AEG ovens

Neff hob with extractor

Integrated dishwasher

Washing machine

Tumble dryer

INCLUSIONS

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

SCHOOL CATCHMENT

La Houquette Primary

La Mare de Carteret High School

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.

£995,000



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