

# LE PETIT JARDIN



**3**

BEDROOMS

**3**

BATHROOMS

**2,133**

SQ FT

**0.2**

ACRES

## POA OPEN MARKET, ST. PETER PORT

'Le Petit Jardin' is an impressive, spacious property situated on Fort George boasting beautiful, panoramic, East coast sea views. This smart, contemporary home is located on a quiet, private road with nearby access to the cliff paths and is designed reverse-plan to take advantage of the view beyond. The newly refurbished accommodation comprises entrance hall, cloakroom, two double bedroom suites and an integral double garage with utility on the ground floor. The first floor has a sitting room, modern kitchen/dining room with bi-folding doors to a balcony, and a further primary bedroom suite. Externally, there is parking for multiple vehicles as well as a surrounding lawn with a rear tiered terrace. An easy maintainable home which would be ideal as a lock-up and leave.



**LIVINGROOM**  
The Channel Island Estate Agent

















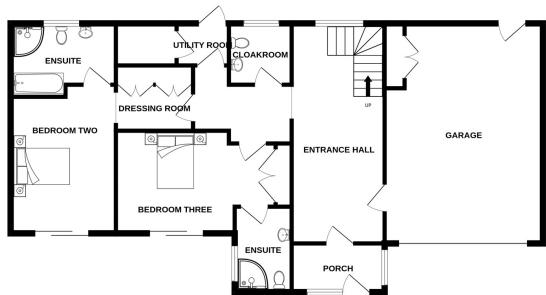




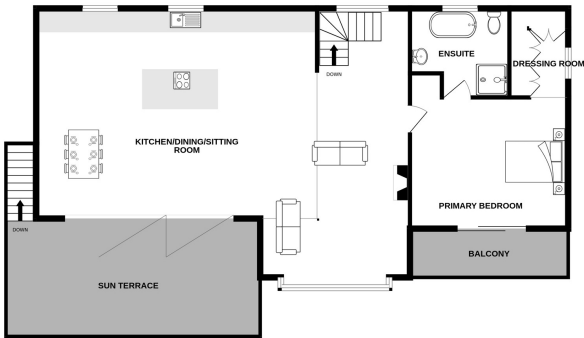




GROUND FLOOR  
1058 sq.ft. (98.3 sq.m.) approx.



1ST FLOOR  
1064 sq.ft. (98.8 sq.m.) approx.



TOTAL FLOOR AREA : 2122 sq.ft. (197.1 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	8'8 x 4'6
Entrance hall	20'6 x 8'8
Cloakroom	5'10 x 5'9
Bedroom three	16'4 x 9'7
En-suite shower room	7'11 x 5'4
Bedroom two	13'11 x 9'10
En-suite bathroom	9'10 x 7'0
Dressing room	6'10 x 6'0
Utility room	4'10 x 3'11

## FIRST FLOOR

Kitchen/dining/sitting room	34'4 x 27'9
Primary bedroom	17'3 x 11'9
En-suite bathroom	9'3 x 8'3
Dressing room	8'3 x 4'11

## KEY FACTS

Detached home with East-coast views  
Located at Fort George in a quiet road  
Excellent order throughout  
Gardens and terraces  
Double garage and parking

## SERVICES

Mains services

## DRAINAGE

Mains drainage

## HEATING

Underfloor electric heating

## APPLIANCES

Neff oven  
Neff microwave combi oven  
Neff warming drawer  
Miele dishwasher  
Novy induction hob and extractor  
Liebherr fridge  
Liebherr freezer

## INCLUSIONS

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

## SCHOOL CATCHMENT

Vauvert Primary

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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