

2 La P'tite Carriere (Short Term Let)

SOLE AGENT



2

BEDROOMS

1

BATHROOM

£2,200 LOCAL MARKET, TORTEVAL

2 La P'tite Carriere is a stunning two bedroom property located within walking distance of Rocquaine Bay. The fully furnished accommodation offers entrance hall, utility room, two double bedrooms and bathroom. The first floor kitchen/sitting/dining area enjoys beautiful views down the valley and onto Rocquaine Bay, which can also be enjoyed from both balconies. Externally, the property offers two allocated parking spaces. Available from 21 October 2026 to 31 May 2027. Strictly no smokers.

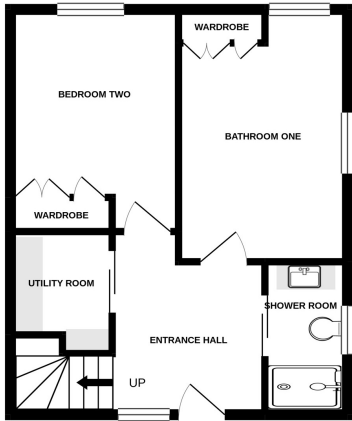


LIVINGROOM
The Channel Island Estate Agent

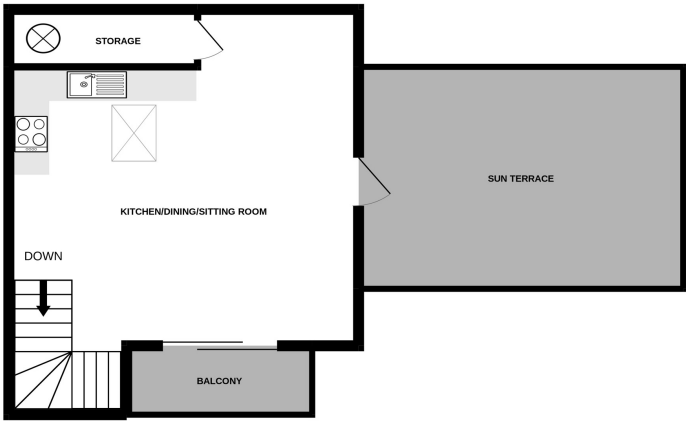




GROUND FLOOR
397 sq.ft. (36.9 sq.m.) approx.



1ST FLOOR
365 sq.ft. (33.9 sq.m.) approx.



TOTAL FLOOR AREA : 762 sq.ft. (70.8 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.
Made with Metropix ©2021

GROUND FLOOR

Entrance hall	10'0 x 7'2
Bedroom one	13'7 x 9'0
Bedroom two	12'0 x 9'0
Utility room	6'7 x 5'6
Shower room	8'3 x 4'5

FIRST FLOOR

Kitchen/sitting/dining room	18'10 x 18'2
Storage	10'2 x 3'1
Balcony	9'2 x 4'1
Sun terrace	17'6 x 12'0

KEY FACTS

Available 21st October - 31 May 2027
Balcony and roof terrace with sea views
Parking for two vehicles

SERVICES

Mains service

DRAINAGE

Mains drainage

HEATING

Electric heating

APPLIANCES

Siemens oven
Siemens hob
Pando extractor fan
Neff microwave
Siemens fridge/freezer
Siemens dishwasher
Bosch washing machine
Bosch 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 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.

£2,200



LIVINGROOM
The Channel Island Estate Agent