

# MONT HAVELET COTTAGE

SOLE AGENT



**4**

BEDROOMS

**4**

BATHROOMS

**1,872**

SQ FT

**0.1**

ACRES

## POA OPEN MARKET, ST. PETER PORT

Mont Havelet Cottage offers an exciting opportunity to create a superb, brand new home with exceptional sea and island views. Occupying a stunning, elevated site in a desirable St. Peter Port location, the property commands panoramic views over the East coast of Guernsey. Current plans include four bedrooms, four bathrooms, impressive reception spaces in addition to terraces or balconies on each of the four floors to make the very most of the unrivalled views. Garaging for two vehicles, a lift and an integral annexe are also included in the meticulously considered plans. Approved plans are available to view upon request.



**LIVINGROOM**

The Channel Island Estate Agent





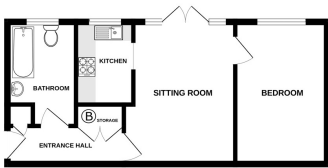




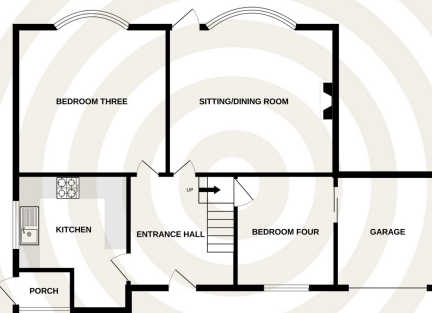


# FLOORPLAN MONT HAVELET COTTAGE

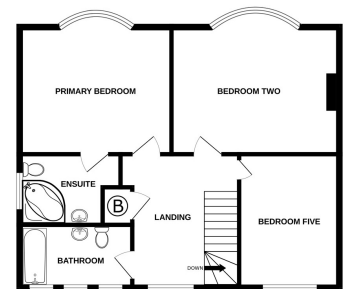
**BASEMENT**  
372 sq.ft. (34.5 sq.m.) approx.



**GROUND FLOOR**  
808 sq.ft. (75.1 sq.m.) approx.



**1ST FLOOR**  
692 sq.ft. (64.3 sq.m.) approx.



**TOTAL FLOOR AREA : 1872 sq.ft. (173.9 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.  
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**GROUND FLOOR**

<b>Entrance Hall</b>	10'3 x 9'8
<b>Porch</b>	3'8 x 5'1
<b>Kitchen</b>	12'3 x 10'2
<b>Bedroom Four</b>	10'3 x 9'1
<b>Sitting/Dining room</b>	13'4 x 15'2
<b>Bedroom Three</b>	13'4 x 13'9

**FIRST FLOOR**

<b>Landing</b>	12'1 x 10'9
<b>Bathroom</b>	5'8 x 10'2
<b>Bedroom Five</b>	12'1 x 9'1
<b>En-Suite</b>	6'5 x 9'1
<b>Primary Bedroom</b>	11'6 x 13'9
<b>Bedroom Two</b>	11'6 x 15'2

**GARAGE**

**BASEMENT**

<b>Entrance Hall</b>	3'5 x 10'6
<b>Bathroom</b>	9'5 x 2'6
<b>Sitting room</b>	12'1 x 10'1

**KEY FACTS**

An exciting opportunity to create a brand new house with exceptional sea and island views

Current plans include four bedrooms, four bathrooms, an integral annexe and garaging

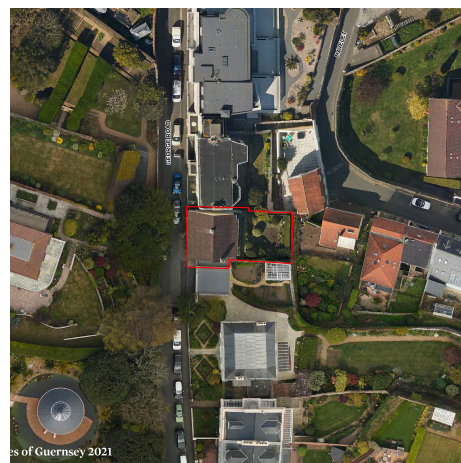
**INCLUSIONS**

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

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.

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**POA**



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