

# HIGH MARSH



**6**

BEDROOMS

**5**

BATHROOMS

**3,347**

SQ FT

**0.2**

ACRES

## POA ST. OUEN

SHARE TRANSFER/DEVELOPMENT OPPORTUNITY; Nestled in the heart of St. Ouen's Village, this unique 3,300-square-foot property offers a rare opportunity for development. Currently configured as 5 units, including 1 spacious 2-bedroom unit and 4 x 1-bedroom units, the layout provides flexibility for developers, small builders, or those considering restoring it to a single-family home. Preserving original features like high ceilings and large windows, the property exudes timeless charm (not a listed building). Externally, enjoy front and rear gardens and parking for 6 vehicles, adding convenience to the sought-after location. Whether you are a seasoned developer or an individual with a passion for renovation, this property is an excellent refurbishment project. Located in St. Ouen's Village, it's within walking distance of local amenities and a short drive to the picturesque St. Ouen's beach. Embrace the flexibility, character, and endless possibilities that this property offers in a...



**LIVINGROOM**  
The Channel Island Estate Agent









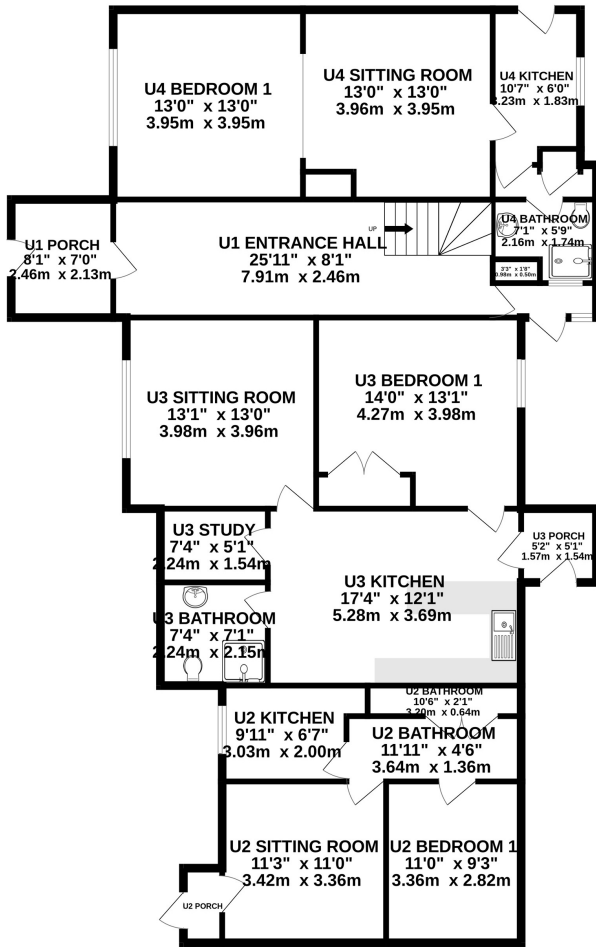




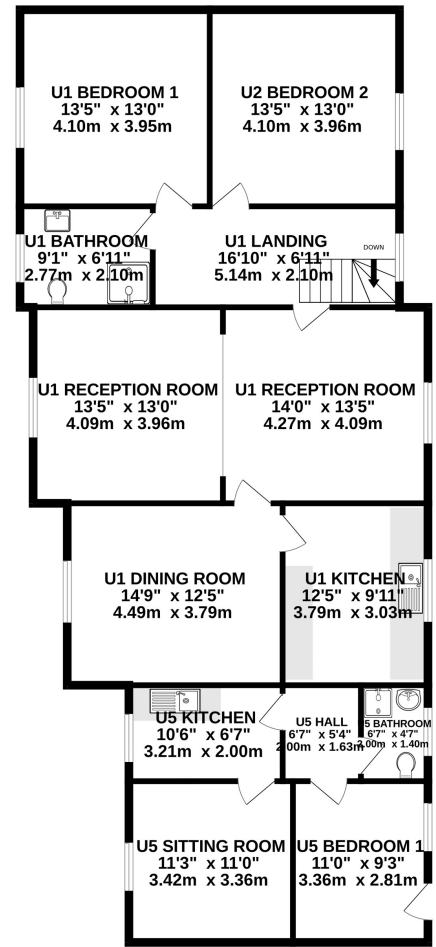




GROUND FLOOR  
1790 sq.ft. (166.3 sq.m.) approx.



1ST FLOOR  
1557 sq.ft. (144.6 sq.m.) approx.



TOTAL FLOOR AREA : 3347 sq.ft. (311.0 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 ©2023

**UNIT 1 (2 BEDROOM APARTMENT)**

Porch	8'1 x 7'0
Entrance hall	25'11 x 8'1
Landing	16'10 x 6'11
Reception room 1	13'5 x 13'0
Reception room 2	14'0 x 13'5
Dining room	14'9 x 12'5
Kitchen	12'5 x 9'11
Bedroom 1	13'5 x 13'0
Bedroom 2	13'5 x 13'0

**UNIT 2 (GROUND FLOOR AT FRONT)**

Sitting room	11'3 x 11'0
Inner hall	0'0 x 0'0
Kitchen	9'11 x 6'7
Bathroom	11'11 x 4'6
Bedroom	11'0 x 9'3

**UNIT 5 (STAIRS ACCESS AT REAR)**

Bedroom	11'0 x 9'3
Inner hall	6'0 x 5'4
Bathroom	6'7 x 4'7
Kitchen	10'6 x 6'7
Sitting room	11'3 x 11'0

**UNIT 3 (MIDDLE GROUND REAR)**

Porch	5'2 x 5'1
Kitchen	17'4 x 12'1
Bedroom	14'0 x 13'1
Sitting room	13'1 x 13'0
Study	7'4 x 5'1
Bathroom	7'4 x 7'1

**UNIT 4 (REAR AT FAR END)**

Hall	0'0 x 0'0
Bathroom	7'1 x 5'9
Kitchen	10'7 x 6'0
Sitting room	13'0 x 13'0
Bedroom	13'0 x 13'0

**KEY FACTS**

Currently laid out as 5 separate units  
 2 bedroom apartment and 4 x 1 bedroom units  
 6 bedrooms / 5 bathrooms / 8 reception rooms  
 Total refurbishment required  
 Great development opportunity  
 Garden to front and rear which can offer each unit some outside space  
 Parking forecourt  
 Available immediately

**SHARE TRANSFER**

**SERVICES**

Mains drains and water

**ADDITIONAL INFORMATION**

Each unit has own electricity meter

**INCLUSIONS**

As per inventory

**SCHOOL CATCHMENT**

Les Landes  
 Les Quennevais

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**



**LIVINGROOM**  
 The Channel Island Estate Agent