

# 1, LA MAISON ROZEL



**4**

BEDROOMS

**3**

BATHROOMS

**1,785**

SQ FT

**4.4%**

YIELD

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## £950,000 LOCAL MARKET, ST. PETER PORT

A stunning, semi-detached house finished to a high specification throughout. Situated in a quiet lane on the outskirts of St. Peter Port, the modern and spacious accommodation on the ground floor comprises entrance hall, utility room, cloakroom, double bedroom with en-suite shower room and kitchen/dining/sitting room with bi-folding doors leading to the garden. The first floor boasts primary bedroom with en-suite shower room and dressing room along with two further double bedrooms, one with built-in wardrobes, and family bathroom. Externally, the property benefits from an easily maintained garden and parking for two vehicles. (N.B. the property is rented until 15th February 2025).



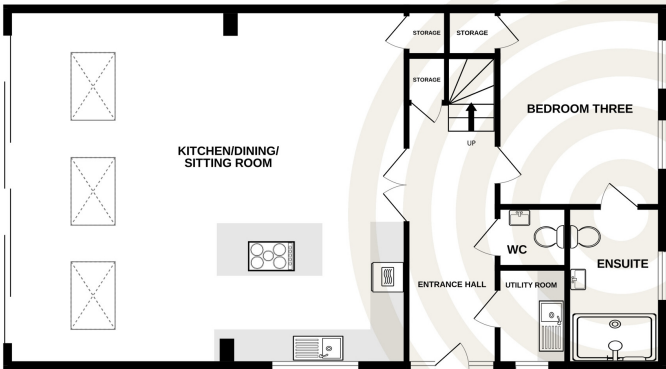
**LIVINGROOM**  
The Channel Island Estate Agent

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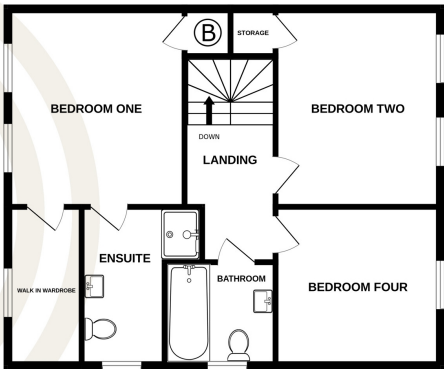




GROUND FLOOR  
1074 sq.ft. (99.8 sq.m.) approx.



1ST FLOOR  
711 sq.ft. (66.1 sq.m.) approx.



TOTAL FLOOR AREA : 1785 sq.ft. (165.9 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

Entrance hall	16'4 x 5'7
Kitchen/dining/sitting room	29'5 x 18'4
Bedroom two	11'6 x 10'2
En-suite shower room	6'7 x 4'8
Utility room	6' x 4'4
Cloakroom	6'2 x 2'5

## FIRST FLOOR

Landing	12' x 9'8
Primary bedroom	13'3 x 12'8
En-suite shower room	7'4 x 5'5
Bedroom three	18'8 x 10'9
Family bathroom	8'6 x 6'8

## KEY FACTS

Modern, semi-detached property  
Newly constructed  
Convenient location  
West-facing garden  
Parking for two vehicles  
N.B. Rented until 15th February 2025.

## SERVICES

Mains services

## DRAINAGE

Mains drainage

## HEATING

Electric heating

## APPLIANCES

Neff oven  
Neff combi microwave oven  
Neff extractor unit  
Hotpoint fridge freezer  
Neff dishwasher  
Caple wine fridge

## 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.

**£950,000**



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