

LA BRECQUE



5

BEDROOMS

5

BATHROOMS

4,245

SQ FT

0.2

ACRES

£6,950,000 ST. MARTIN

An opportunity to live the ultimate Jersey lifestyle, where elegance and lifestyle combine in this sophisticated beachfront property. Situated directly on Rozel Bay, La Brecque House comprises a four-bedroom en-suite villa and a separate one-bedroom guest house - all with uncompromising sea views. The main residence boasts a refined design characterised by a notably light and airy Balearic-inspired palette, with natural materials such as wood and seagrass to echo the coastal ambience. The stylish kitchen continues the neutral aesthetic with bronze accents and top-spec appliances. The dining area with its Corian table to accommodate eight guests, radiates grace and practicality. Stylish accessories and custom-built shelves adorn the living spaces, striking a harmonious balance between comfort and sophistication. Each bedroom exudes the ambience of a boutique hotel, complete with en-suite bathrooms boasting luxurious amenities and designer fittings. Outdoor terraces provide the perfect...



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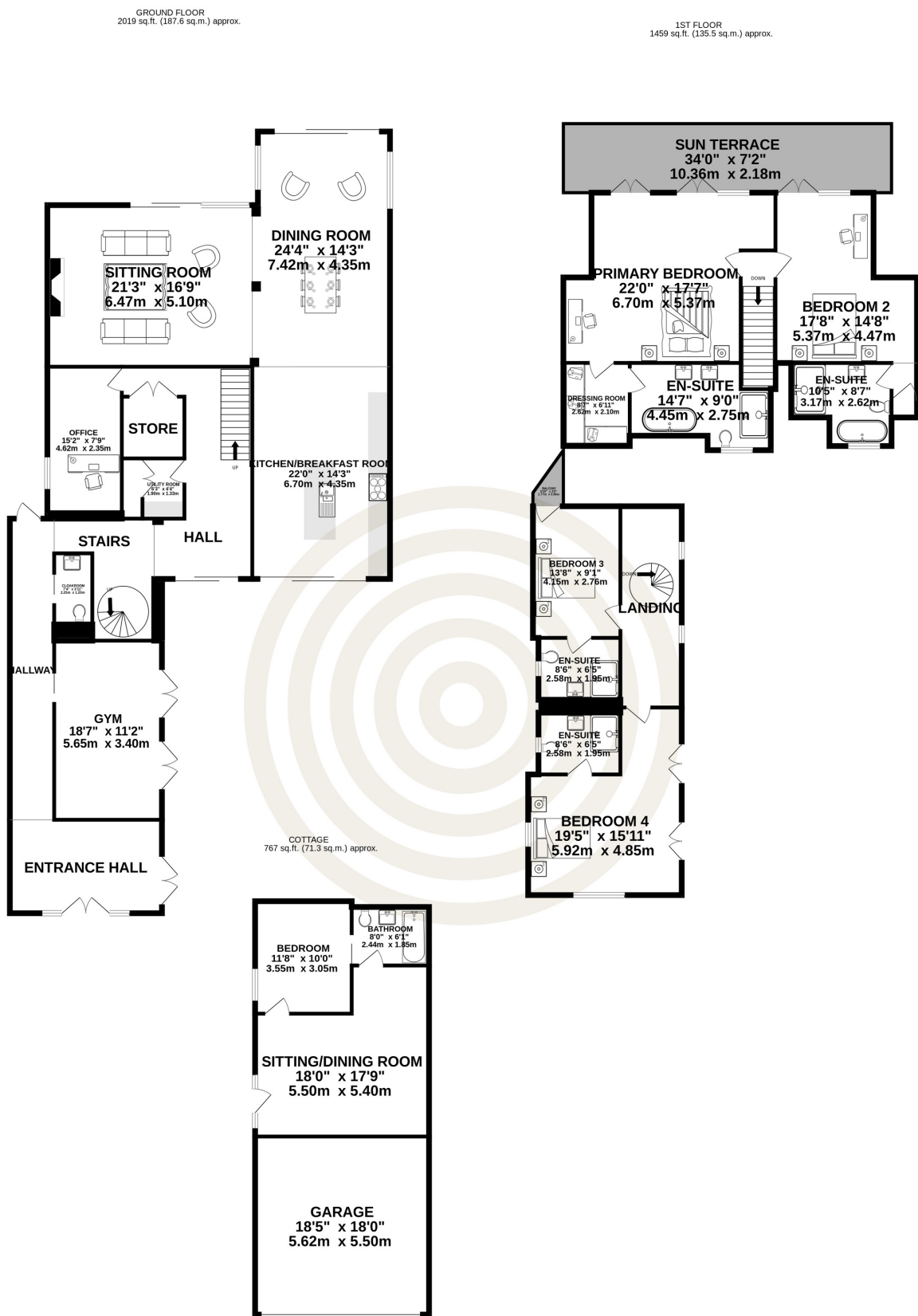












TOTAL FLOOR AREA : 4245 sq.ft. (394.4 sq.m.) approx.

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	15'9 x 9'8
Gym	11'2 x 18'7
Cloakroom	3'11 x 7'4
Hall	13'6 x 22'0
Kitchen/Breakfast Room	14'3 x 22'0
Dining Room	14'3 x 24'4
Sitting Room	21'3 x 16'9
Office	7'9 x 15'2
Utility Room	4'4 x 6'3

FIRST FLOOR

Primary Bedroom	22'0 x 17'7
Dressing Room	6'11 x 8'7
En-suite	14'7 x 9'0
Bedroom Two	14'8 x 17'8
En-suite	10'5 x 8'7
Sun Terrace	34'0 x 7'2
Landing	6'4 x 20'10
Bedroom Three	9'1 x 13'8
En-suite	8'6 x 6'5
Bedroom Four	15'11 x 19'5
En-suite	8'6 x 6'5

COTTAGE

Sitting/Dining Room	18'0 x 17'9
Bedroom	10'0 x 11'8
Bathroom	8'0 x 6'1
Garage	18'0 x 18'5

KEY FACTS

An opportunity to live the ultimate Jersey lifestyle at Rozel

Contemporary beachfront living with sophistication

Four-bedroom en-suite villa with separate one-bedroom guest house

Opulent interiors and stunning sea views

Light, airy palette with natural materials like wood and seagrass

Designer kitchen with bronze accents and high-spec appliances

Stylish living spaces adorned with custom-built shelves

Boutique style bedrooms with luxurious en-suite bathrooms

Outdoor terraces, fully-equipped outdoor kitchen, and private courtyard for outdoor living

Available immediately

Turn-key living for immediate relocation

SERVICES

Mains drains and water

HEATING

Electric heating

Underfloor heating (matting) throughout

PARKING

Double garage and parking for 5 vehicles

TENURE

Freehold

INCLUSIONS

As per inventory

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.

£6,950,000



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