

# 33 LA VILLE VAUTIER

SOLE AGENT



**4**

BEDROOMS

**2**

BATHROOMS

**1,792**

SQ FT

**0.1**

ACRES

**£750,000 ST. OUEN**

FIRST TIME BUYERS ONLY - Livingroom is delighted to offer this newly ultra-modern refurbished four-bedroom home, situated in St. Ouen. The home offers a welcoming entrance hall, and a stylish downstairs cloakroom and flows into a gorgeous open plan kitchen/sitting/dining room with marble worktops and flooring, leading into a conservatory which can double up as a separate dining room. From the conservatory, you can access the large, secure patio area which is perfect for entertaining and al fresco dining! The first floor provides three double bedrooms, one is currently being used as a home office and a luxurious house bathroom. The second floor boasts the primary bedroom with a stunning en-suite with marble features and wardrobe space. No expenses have been spared on this family home. Externally, the property offers a single garage, although there is the option to turn this into tandem parking, with ample storage in the garage. Only a stone's throw from Les Landes School and an array of...



**LIVINGROOM**

The Channel Island Estate Agent





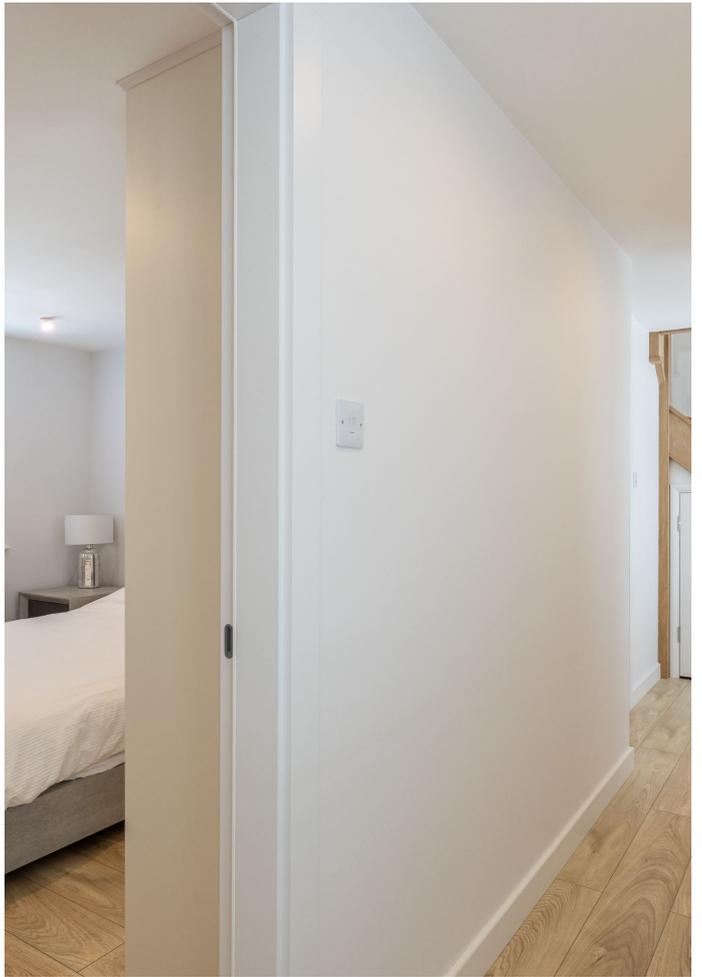
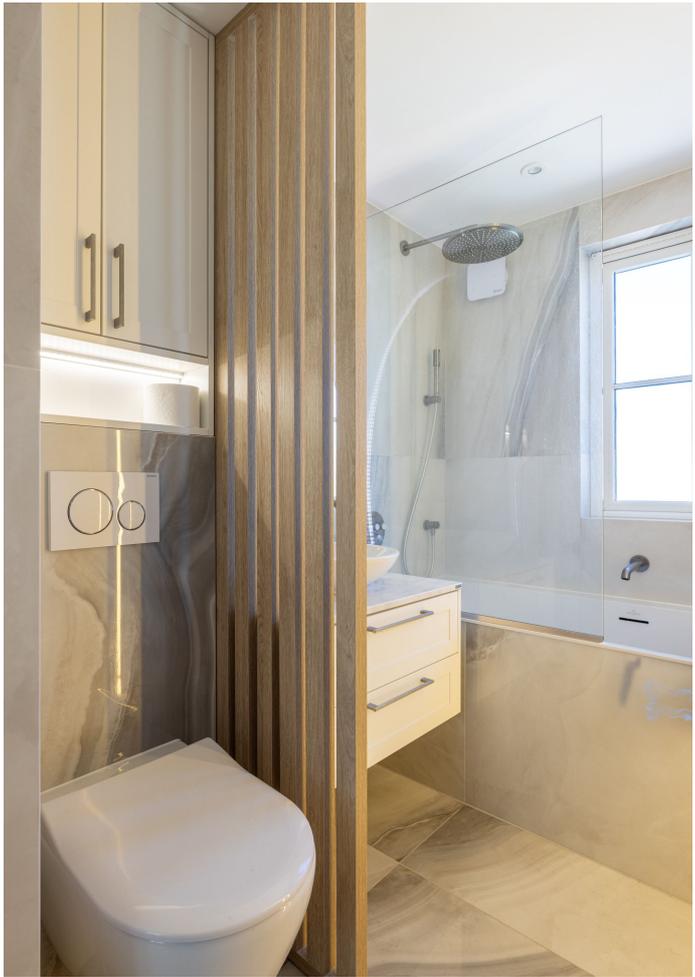
















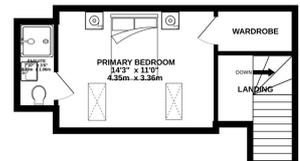
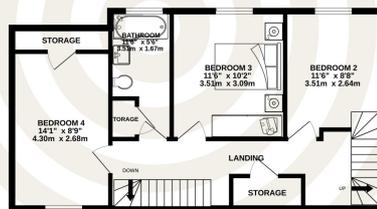
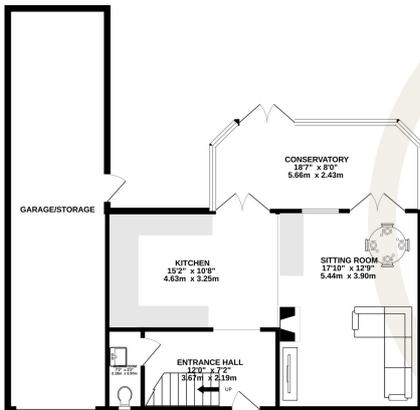




GROUND FLOOR  
958 sq.ft. (89.0 sq.m.) approx.

1ST FLOOR  
575 sq.ft. (53.4 sq.m.) approx.

2ND FLOOR  
272 sq.ft. (25.3 sq.m.) approx.



TOTAL FLOOR AREA : 1805 sq.ft. (167.7 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	12'0 x 7'2
Kitchen	15'2 x 10'8
Sitting Room	17'10 x 12'9
Conservatory	18'7 x 8'0
Cloakroom	7'2 x 3'2

**FIRST FLOOR**

Bedroom 4	14'1 x 8'9
Bathroom	11'6 x 5'6
Bedroom 3	11'5 x 10'2
Bedroom 2	11'6 x 8'8

**SECOND FLOOR**

Primary Bedroom	14'3 x 11'0
Ensuite	7'10 x 3.6

**KEY FACTS**

Completely refurbished throughout to a high standard  
 Marble has been imported from Italy  
 Perfect property to get on the ladder  
 Four bedrooms, two bathrooms  
**FIRST TIME BUYERS ONLY**  
 Secure patio area

**SERVICES**

Mains water  
 Mains drains

**HEATING**

Electric heating throughout  
 Wall mounted heaters throughout  
 Feature fire place with lighter fluid

**PARKING**

Two parking spaces in the garage

**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.

**£750,000**



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