AU SOMMET

SOLE AGENT



5
BEDROOMS

5
BATHROOMS

3,560
SQ FT

£3,995,000 OPEN MARKET, ST. PETER PORT

Au Sommet has been recently renovated throughout, showcasing high-quality fixtures and fittings designed for luxurious, low-maintenance living.

The accommodation includes a welcoming entrance hall, a cloakroom, a stylish kitchen/dining room, utility room, and a spacious sitting room. A garage with internal access to the boot room adds both convenience and practicality.

Upstairs, the first floor features a master bedroom with en-suite bathroom and a dedicated dressing area, alongside a second double bedroom also with en-suite facilities.

Externally, the property boasts newly landscaped front and rear gardens, as well as a stunning garden room with its own shower room—perfect for guests or as a private retreat.

Light-filled and thoughtfully designed, Au Sommet offers a refined blend of style and function, ideal for a family or for those seeking a lock-up-and-leave home with a focus on comfort and elegance.

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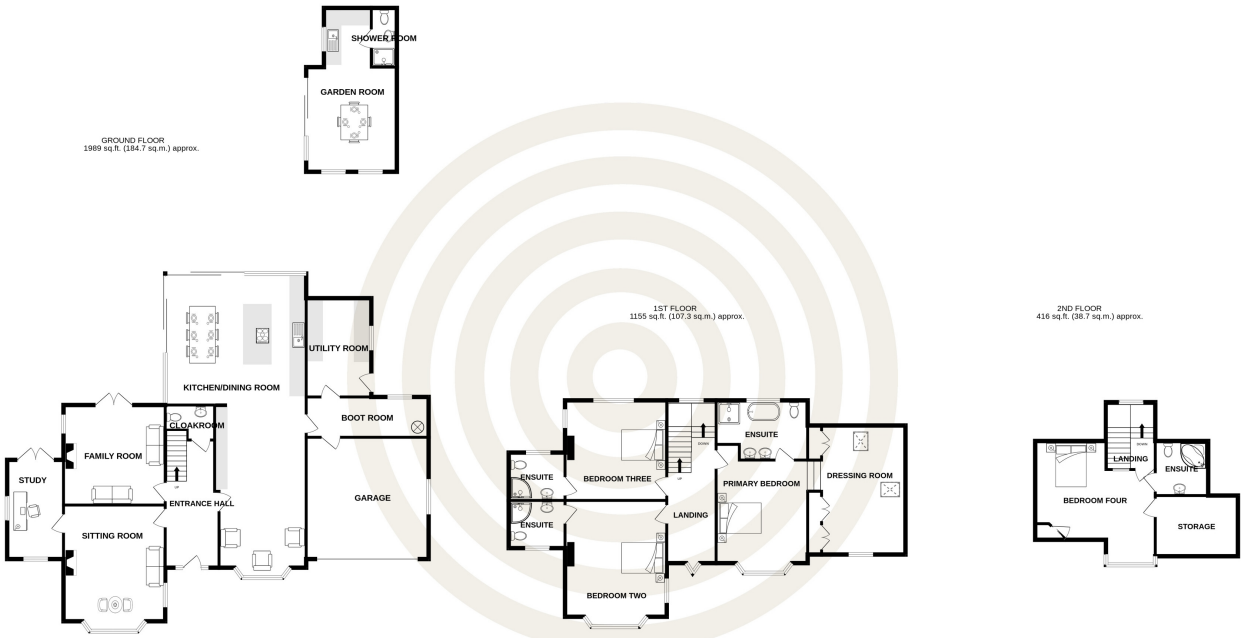








FLOORPLAN AU SOMMET



TOTAL FLOOR AREA : 3560 sq.ft. (330.7 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	22'6 x 7'3
Siting room	17'4 x 13'8
Study	13'4 x 7'8
Family room	13'8 x 13'6
Kitchen/dining room	39'8 x 19'7
Boot room	16'6 x 5'3
Utility room	13'4 x 8'9
Garage	16'5 x 16'2
Garden room	22'1 x 12'2
Shower room	8'0 x 3'5

FIRST FLOOR

Landing	22'6 x 6'0
Primary bedroom	16'1 x 13'11
En-suite bathroom	12'7 x 8'0
Dressing room	17'6 x 13'2
Bedroom two	15'8 x 13'7
En-suite shower room	7'2 x 6'5
Bedroom three	13'7 x 13'6
En-suite shower room	7'2 x 6'5

SECOND FLOOR

Bedroom four	16'3 x 13'4
En-suite bathroom	7'2 x 6'7
Storage	11'2 x 8'6

KEY FACTS

Stylish newly renovated detached home in a St Peter Port

Five bedrooms - all ensuite

Enviable location overlooking Fort Field with sea views of the French coast

Recently landscaped gardens

Superb garden room with en suite shower room

Parking for multiple vehicles

SERVICES

Main drain and electric

HEATING

Oil central heating

APPLIANCES

Neff fan oven

Neff combi microwave

Warming drawer

Novy induction hob

Extractor

AEG fridge freezer

Siemens dishwasher

Samsung washing machine

Samsung dryer

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.

£3,995,000



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