

LE COUSSINET

SOLE AGENT



1

BEDROOM

1

BATHROOM

533

SQ FT

£460,000 LOCAL MARKET, FOREST

This quaint, character Cottage is situated in a picturesque hamlet, located in a quiet lane above Petit Bot Valley. In walk-in condition, the property is in excellent order and has underfloor heating throughout. The accommodation comprises porch, cosy kitchen/sitting/dining room with multi-fuel stove, single bedroom with built-in wardrobe and a shower room. There is a further attic room which is externally accessed from the side of the property and is ideal for further storage/study/play room. Externally, there is parking for one vehicle, external WC and a superb, lawned garden complete with a timber summer house that boasts a beautiful, treetop view towards the Valley. A beautiful, bijoux home in a desirable location close to the South Coast cliffs.

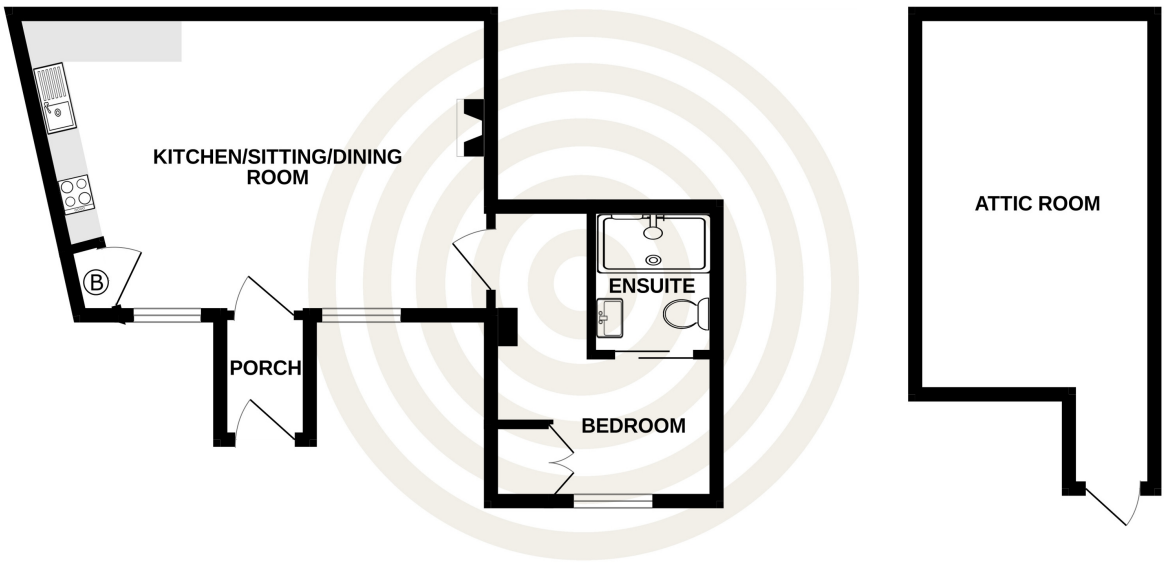


LIVINGROOM
The Channel Island Estate Agent





GROUND FLOOR
530 sq.ft. (49.3 sq.m.) approx.



TOTAL FLOOR AREA : 530 sq.ft. (49.3 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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Porch	8'9 x 5'1
Kitchen/sitting/dining room	20'0 x 12'5
Bedroom	10'0 x 7'0
Ensuite	5'1 x 6'1
Attic room	10'0 x 19'6

KEY FACTS

Quaint, character Cottage

Situated in a quiet hamlet above Petit Bot Valley

Immaculate order throughout with additional attic room

Bijoux accommodation with multi-fuel burner

Parking for one vehicle and garden with summerhouse and treetop views

SERVICES

Mains services

DRAINAGE

Shared cesspit

HEATING

Electric underfloor heating

APPLIANCES

Zanussi oven

Zanussi hob and extractor unit

Zanussi fridge

Zanussi washer dryer

Zanussi slimline dishwasher

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.

£460,000



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