

# VAL AU VALLEE

SOLE AGENT



**5**

BEDROOMS

**3**

BATHROOMS

**2,073**

SQ FT

**1.2**

ACRES

**£1,795,000 OPEN MARKET, ST. MARTIN**

Val Au Vallee is a much loved family home, discreetly set at the end of a private driveway on the outer edge of Petit Bot Valley, moments from the dramatic south coast cliffs and bay.

Constructed in 1964 and held within the same family ever since, the property occupies just over an acre of beautifully landscaped grounds, planted over many years with an exceptional variety of mature trees and specimen plants. The land gently falls into the valley below and both the house and gardens enjoy a wonderful elevated, treetop outlook.

The accommodation is arranged in a reverse-plan design to maximise the views. The upper level comprises an entrance porch, landing, shower room, fifth bedroom or study, a generous sitting and dining room with large picture window framing the garden and valley beyond, together with a brand new kitchen, utility room and garage. The lower ground floor offers four further double bedrooms, a family bathroom, additional shower room and direct access into a charming...



**LIVINGROOM**  
The Channel Island Estate Agent





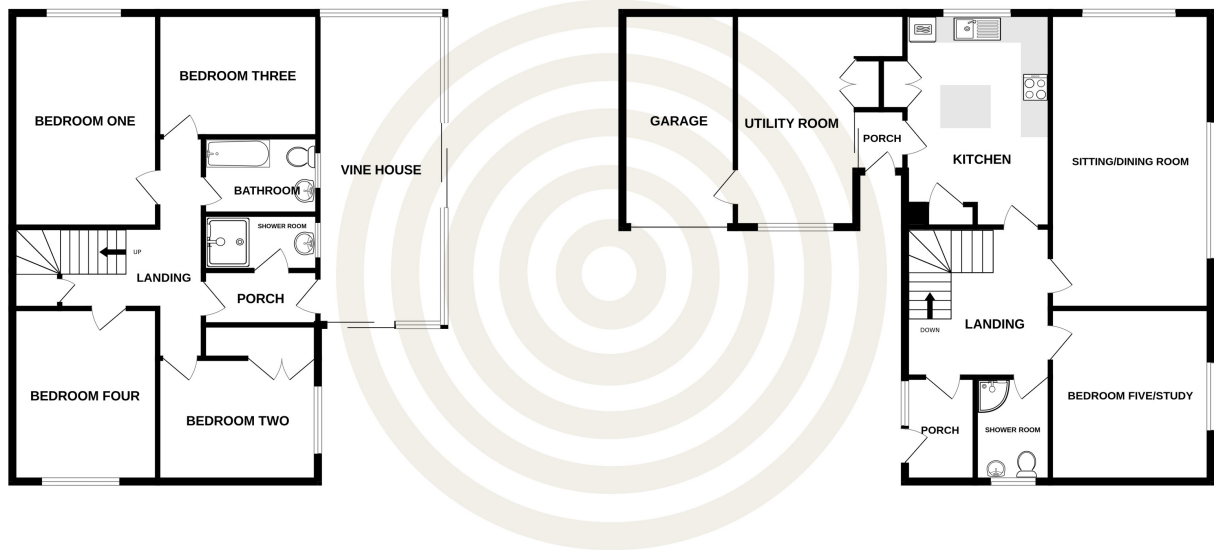






**BASEMENT**  
988 sq.ft. (91.8 sq.m.) approx.

**GROUND FLOOR**  
1085 sq.ft. (100.8 sq.m.) approx.



**TOTAL FLOOR AREA : 2073 sq.ft. (192.6 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**

Porch	5'2 x 7'8
Landing/hall	10'8 x 11'1
Shower room	5'6 x 7'8
Bedroom five/study	11'9 x 12'9
Sitting/dining room	11'9 x 21'9
Kitchen	10'8 x 15'9
Porch	3'7 x 4'7
Utility room	12'6 x 15'9
Garage	8'4 x 15'9

**LOWER GROUND FLOOR**

Bedroom one	10'8 x 15'9
Bedroom two	11'9 x 9'1
Bedroom three	11'9 x 9'1
Bedroom four	10'8 x 12'9
Shower room	8'5 x 4'2
Family bathroom	8'5 x 8'2
Porch	5'8 x 4'0
Vine house	9'4 x 22'1

**KEY FACTS**

- Secluded, detached family home
- Occupying an acre of land above Petit Bot Valley
- Treetop views
- Reverse plan accommodation
- Beautiful, mature gardens
- Garage and driveway with parking

**SERVICES**

- Mains services

**DRAINAGE**

- Cesspit drainage

**HEATING**

- Oil Central heating

**APPLIANCES**

- Neff oven
- Neff induction hob
- Extractor unit
- Chest freezer

**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.

**£1,795,000**



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