

LE VILLOCQ



5

BEDROOMS

3

BATHROOMS

£2,000,000 OPEN MARKET, ST. SAMPSON

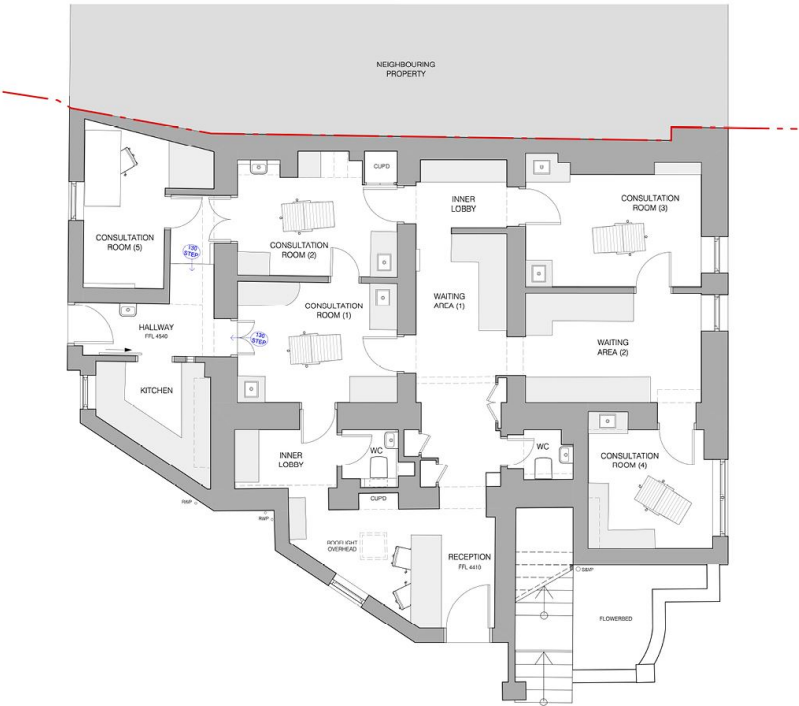
An unusual and exciting opportunity to acquire a residential property in a convenient location on the border of St Peter Port and St Sampson. Offering five bedrooms and three bathrooms, this well presented accommodation would serve equally well as an investment property or a lovely home. On the ground level and fully independent of the main house, are the business premises. The commercial usage of this ground floor unit could be changed to suit your personal requirements subject to appropriate permissions. In addition, current plans are in place to erect two, three bedroomed semi-detached homes with allocated parking on the plot. An interesting proposition and viewing is highly recommended to appreciate all that is on offer.



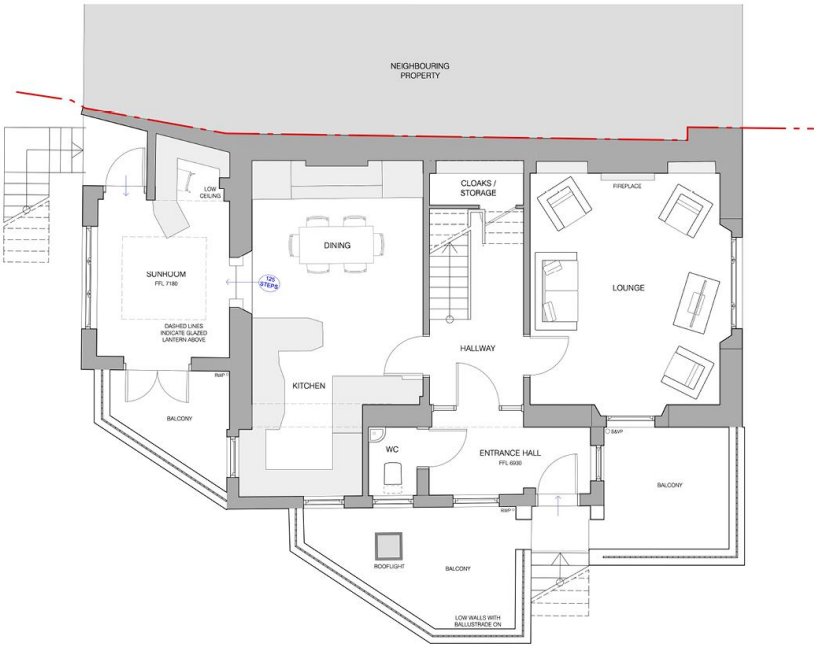
LIVINGROOM
The Channel Island Estate Agent





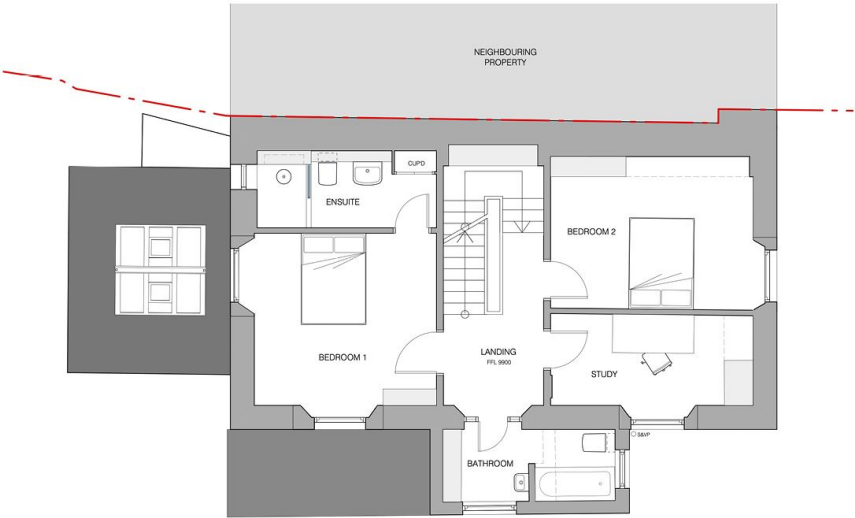


LE VILLOCQ & COMMERCIAL UNIT
GROUND FLOOR PLAN (COMMERCIAL UNIT)

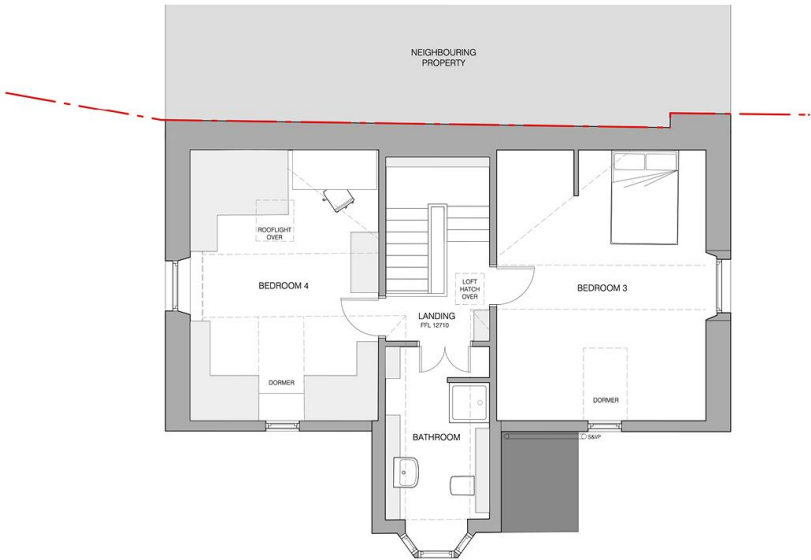


LE VILLOCQ & COMMERCIAL UNIT
FIRST FLOOR PLAN





LE VILLOCQ & COMMERCIAL UNIT
SECOND FLOOR PLAN



LE VILLOCQ & COMMERCIAL UNIT
THIRD FLOOR PLAN



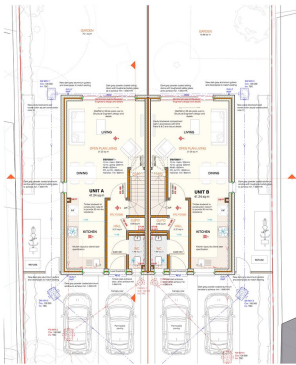


LE VILLOCQ - 2 NEW UNITS
PROPOSED SITE PLAN

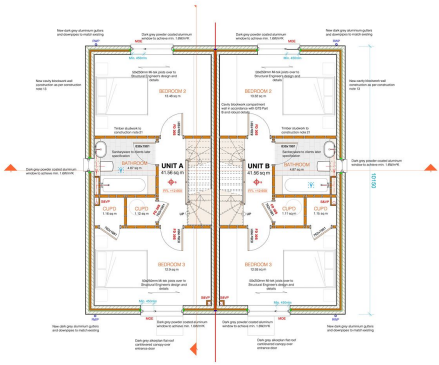


LE VILLOCQ - 2 NEW UNITS
PROPOSED ELEVATIONS

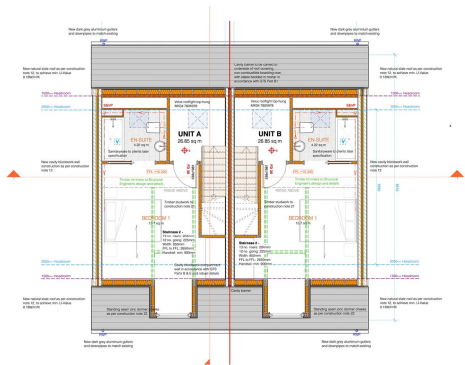




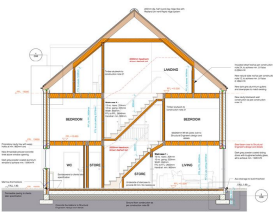
LE VILLOCCQ - 2 NEW UNITS
PROPOSED GROUND FLOOR PLAN



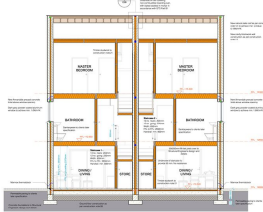
LE VILLOCCQ - 2 NEW UNITS
PROPOSED FIRST FLOOR PLAN



LE VILLOCCQ - 2 NEW UNITS
PROPOSED SECOND FLOOR PLAN

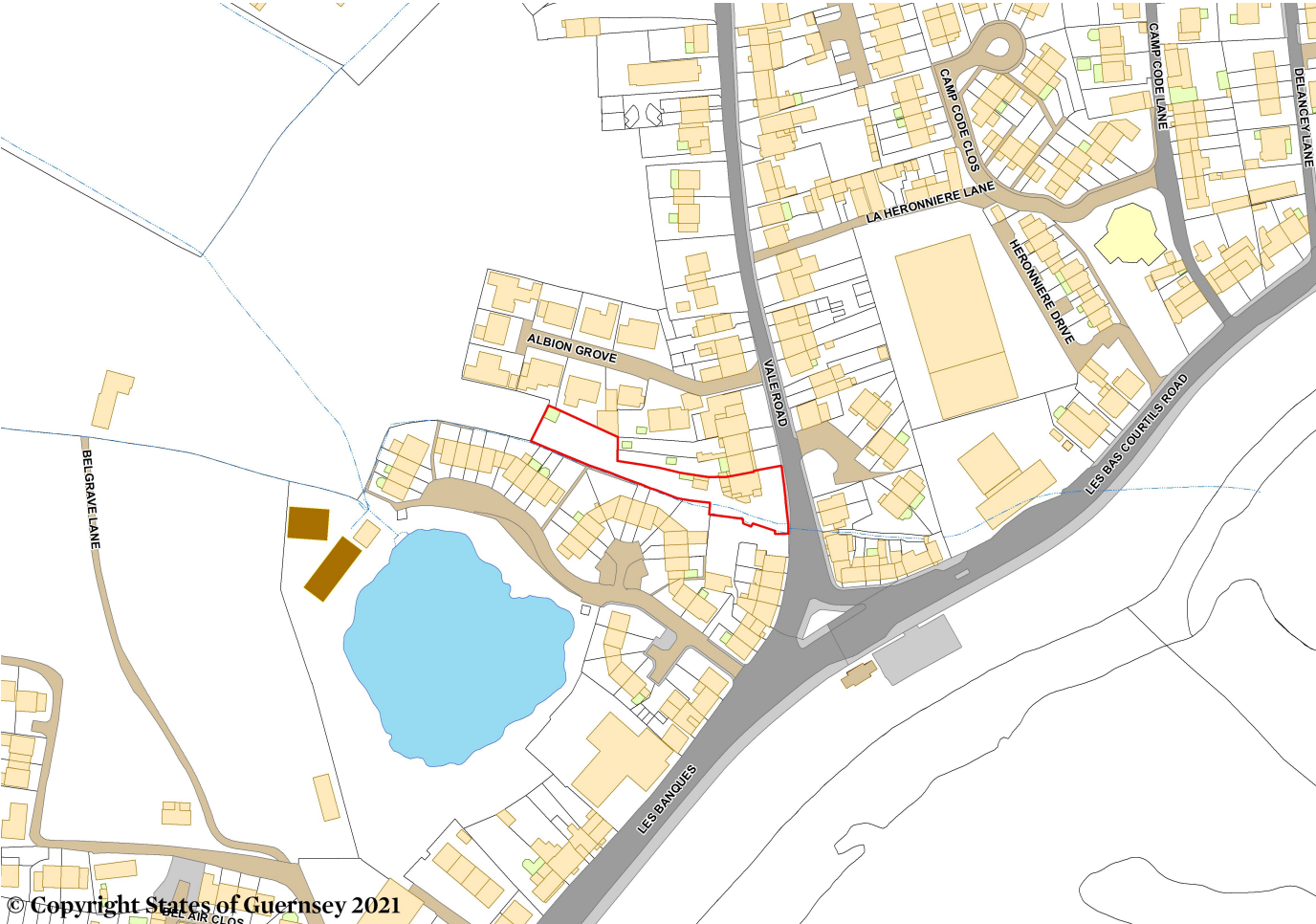


SECTION A-A SCALE: 1/50



SECTION B-B SCALE: 1/50

LE VILLOCCQ - 2 NEW UNITS
PROPOSED SECTIONS



GROUND FLOOR - COMMERCIAL UNIT

FIRST FLOOR

Entrance hall	11'8 x 6'1
Hallway	17'8 x 6'9
Sitting room	17'8 x 13'8
Kitchen/dining room	24'6 x 12'5
Sun room	15'7 x 9'4
Cloakroom	6'1 x 3'5

SECOND FLOOR

Landing	18'6 x 6'9
Primary bedroom	12'5 x 11'8
En-suite shower room	12'5 x 5'2
Bedroom two	13'8 x 10'4
Study/Bedroom five	13'8 x 6'2
Bathroom	10'4 x 5'4

THIRD FLOOR

Landing	12'2 x 6'9
Bedroom three	17'8 x 14'4
Bedroom four	17'8 x 12'5
Shower room	13'4 x 6'9

KEY FACTS

Well presented period home offering five bedrooms
Commercial unit
Garden and parking for multiple vehicles
Permission for two three bedroomed dwellings

SERVICES

Mains

DRAINAGE

Mains

HEATING

Oil

APPLIANCES

Miele oven
Zanussi grill
Extractor
Fridge
Miele 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.

£2,000,000



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