

LES AUBRETS



4

BEDROOMS

4

BATHROOMS

3,136

SQ FT

1.6

ACRES

£2,250,000 LOCAL MARKET, ST. MARTIN

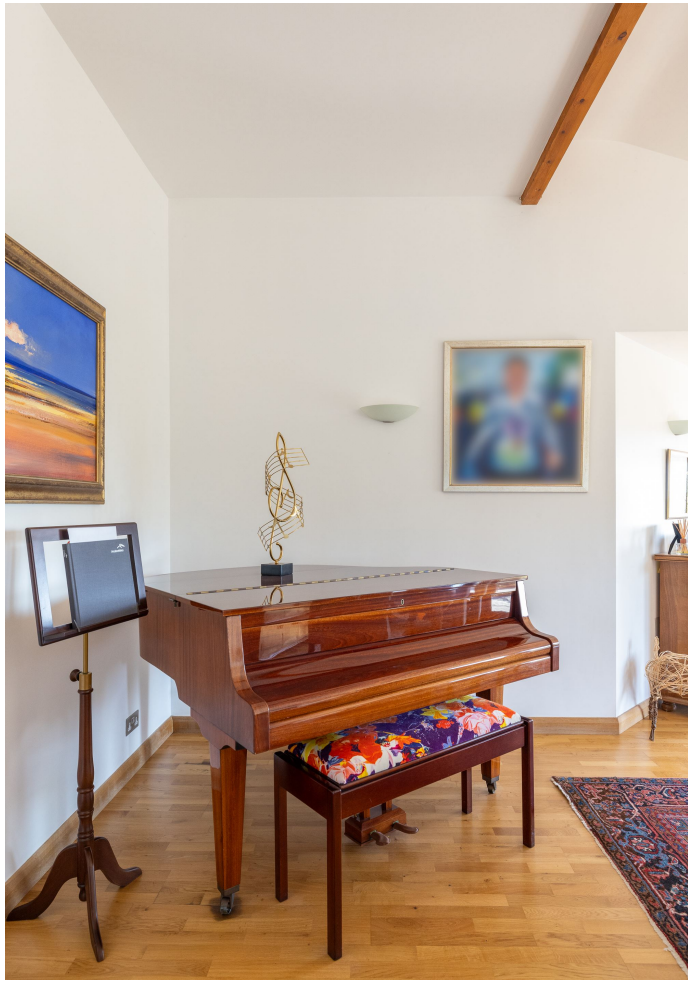
Les Aubrets is an elegant and immaculately presented bungalow set in a peaceful rural lane at the heart of St Martin. This beautiful home offers distant sea views from the front aspect and is ideally located within walking distance of Moulin Huet Bay, Bon Port, and the stunning South coast cliff paths. The property provides spacious lateral accommodation, including an entrance hall, four generously sized bedrooms—three of which boast en-suite bathrooms—and a separate family bathroom. Living areas include a comfortable sitting room, a formal dining room, and a fully fitted, contemporary kitchen that flows seamlessly from the dining space. Set within 1.63 acres, the property is accessed via private gates leading to a large driveway with ample parking for multiple vehicles. There is an attached double garage as well as a further separate garage. Externally, the gardens are beautifully landscaped with an array of vibrant planting, and a charming side terrace features a water fountain...



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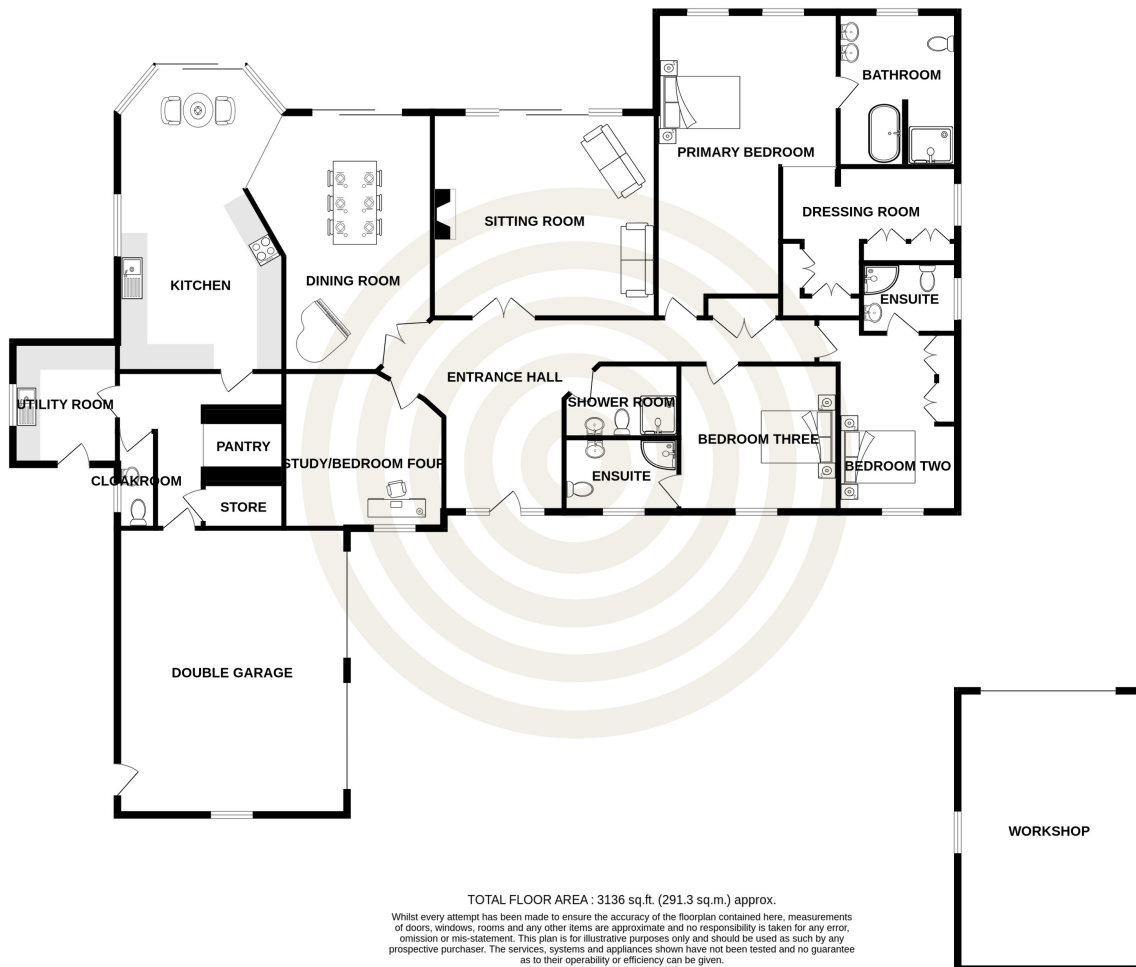








GROUND FLOOR
3136 sq.ft. (291.3 sq.m.) approx.



TOTAL FLOOR AREA : 3136 sq.ft. (291.3 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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GROUND FLOOR

Entrance hall	13'1 x 8'0
Shower room	9'1 x 5'2
Dining room	20'6 x 11'9
Kitchen	25'3 x 13'2
Sitting room	17'8 x 16'3
Primary bedroom	24'2 x 14'4
Dressing room	14'0 x 10'7
En-suite bathroom	12'2 x 9'4
Bedroom two	16'1 x 11'1
En-suite shower room	7'7 x 5'7
Bedroom three	12'7 x 11'8
En-suite shower room	9'1 x 5'4
Study/bedroom four	12'2 x 11'6
Pantry	6'4 x 5'0
Store	6'4 x 3'6
Cloakroom	7'8 x 2'9
Utility room	9'8 x 8'3
Integral double garage	22'8 x 18'1

KEY FACTS

Elegant and immaculately presented bungalow
 Close to the South Coast Cliffs/Moulin Huet
 Occupying 1.63 acres
 Garaging, parking, gardens and field
 Swimming pool and sun terrace with rural views

SERVICES

Mains services

DRAINAGE

Cesspit drainage

HEATING

Oil central heating

APPLIANCES

Neff double oven
 Neff hob and extractor unit
 Neff dishwasher
 Neff American fridge freezer
 Hotpoint washing machine
 Hotpoint tumble dryer
 Hotpoint 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.

£2,250,000



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