# LES AUBRETS



4
BEDROOMS

4 BATHROOMS 3,136

1.6
ACRES

# £2,500,000 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...

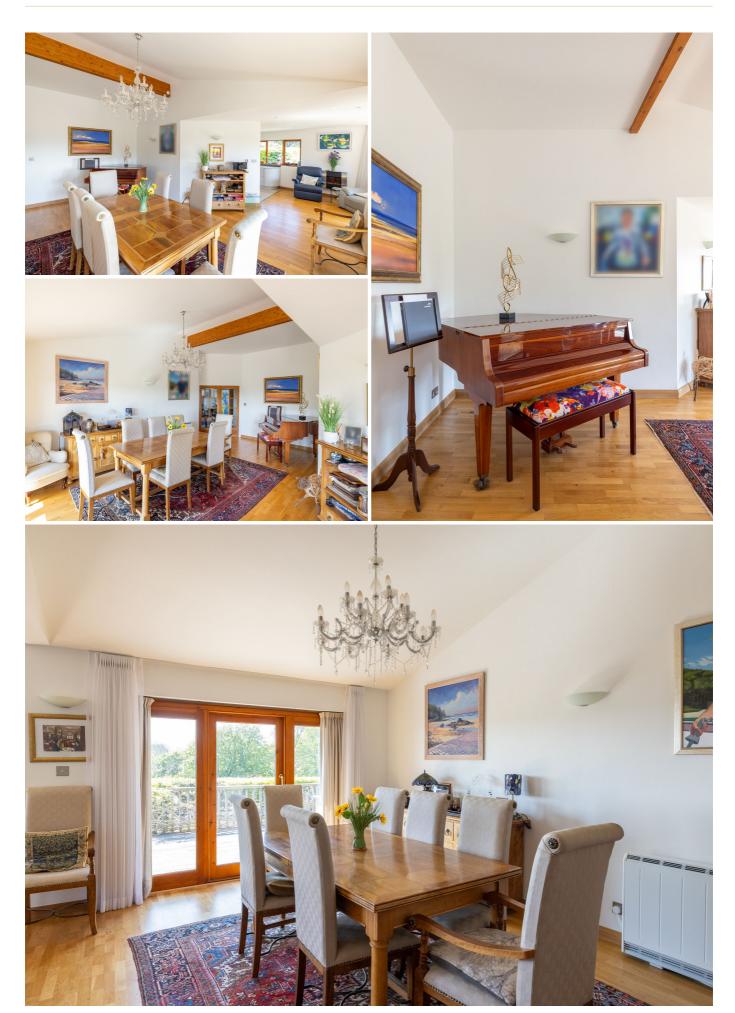




















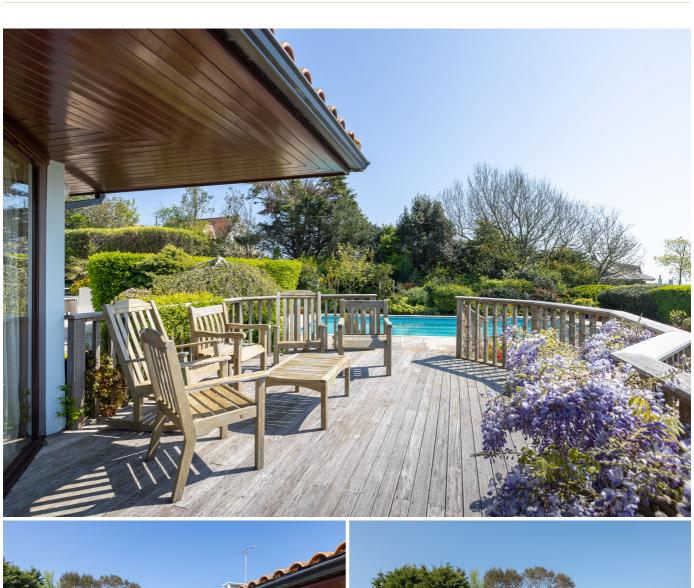












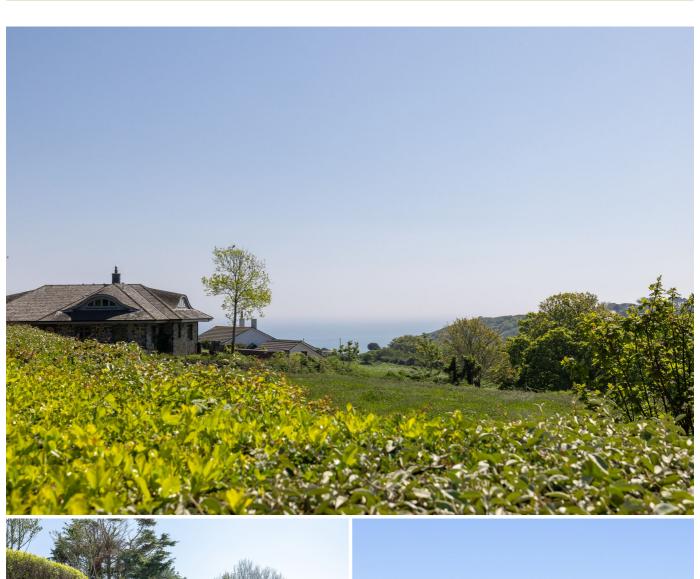
























#### **GROUND FLOOR**

#### **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.

# £2,500,000



