

# LA MAISON VERTE

SOLE AGENT



**4**

BEDROOMS

**2**

BATHROOMS

**1,406**

SQ FT

## POA LOCAL MARKET, VALE

La Maison Verte is a charming family home close to the west coast, set within a private wrap-around garden in Vale. Offering spacious accommodation across two floors, this property benefits from plenty of natural light throughout. Internally, the ground floor comprises a welcoming entrance hall, a large sitting/dining room, a well-equipped kitchen, separate utility room, shower room, study and a third bedroom which could serve as a self-contained wing. Upstairs, there are three further bedrooms and a family bathroom. Externally, the home enjoys parking for multiple vehicles and a pleasant south west-facing garden, perfect for outdoor entertaining and family life. Whilst La Maison Verte would benefit from some cosmetic upgrading, the property offers a comfortable family home in a sought-after location and is recommended for early viewing.

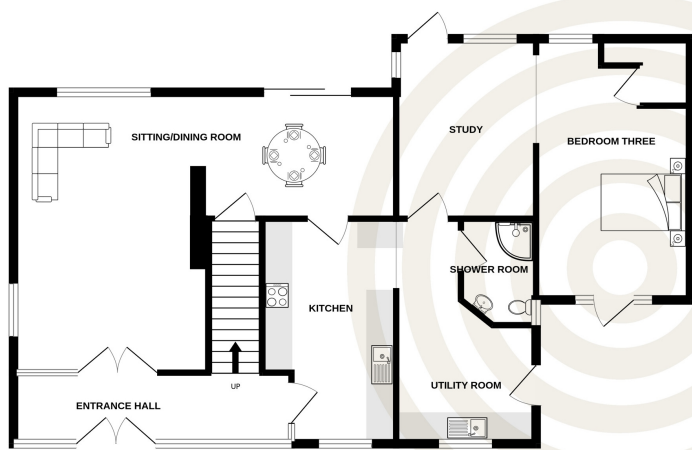


**LIVINGROOM**

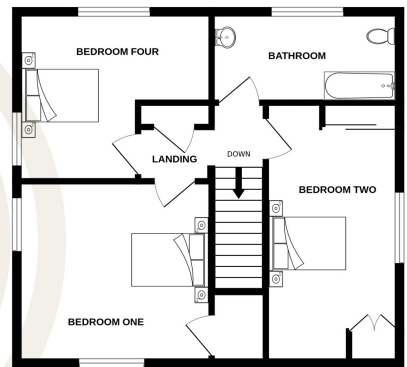
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GROUND FLOOR  
885 sq.ft. (82.3 sq.m.) approx.



1ST FLOOR  
518 sq.ft. (48.1 sq.m.) approx.



TOTAL FLOOR AREA: 1403 sq.ft. (130.4 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**

<b>Entrance hall</b>	17'3 x 4'5
<b>Sitting/dining room</b>	23'9 x 17'5
<b>Kitchen</b>	13'4 x 8'1
<b>Utility room</b>	13'4 x 8'9
<b>Shower room</b>	6'7 x 4'8
<b>Study</b>	11'2 x 8'8
<b>Bedroom three</b>	16'3 x 9'7

**FIRST FLOOR**

<b>Landing</b>	
<b>Bedroom one</b>	12'0 x 10'9
<b>Bedroom two</b>	16'6 x 8'2
<b>Bedroom four</b>	12'0 x 10'6
<b>Bathroom</b>	11'4 x 4'8

**KEY FACTS**

- Detached family home
- Convenient Vale location, near the Aztech Centre and west coast
- Well-proportioned accommodation over two floors
- South west-facing, wrap-around garden
- Parking for multiple vehicles

**SERVICES**

Mains services

**DRAINAGE**

Mains drainage

**HEATING**

Oil central heating

**APPLIANCES**

- Rangemaster double oven
- Hotpoint dishwasher
- Panasonic microwave
- Bosch Washing Machine
- Zanussi hob
- Hotpoint fridge/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.

**POA**



**LIVINGROOM**  
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