

LE CLOS DE BAS



4

BEDROOMS

2

BATHROOMS

3,120

SQ FT

£2,400,000 LOCAL MARKET, ST. PIERRE DU BOIS

Le Clos De Bas is a beautiful farmhouse set in a picturesque and secluded valley in the heart of St Pierre du Bois. Wonderful country walks are right on your doorstep, while nearby village shops and amenities are just a short drive away. Originally dating back to 1550, the property has been sympathetically renovated in past years and has been lovingly maintained throughout. The accommodation is arranged over two floors and comprises an entrance hall, three reception rooms with historic fireplaces, a kitchen/breakfast room with Aga, cloakroom, utility room, and a rear porch. The first floor offers four bedrooms, two bathrooms, and a separate shower/dressing area. Externally, the property occupies a generous site and is surrounded by beautiful mature woodland and extensive, landscaped lawns. There is also a heated swimming pool with pool house, boiler room, WC, store/stable and an additional charming vine house. An exceptional family home that perfectly captures peace, privacy, and...



LIVINGROOM
The Channel Island Estate Agent





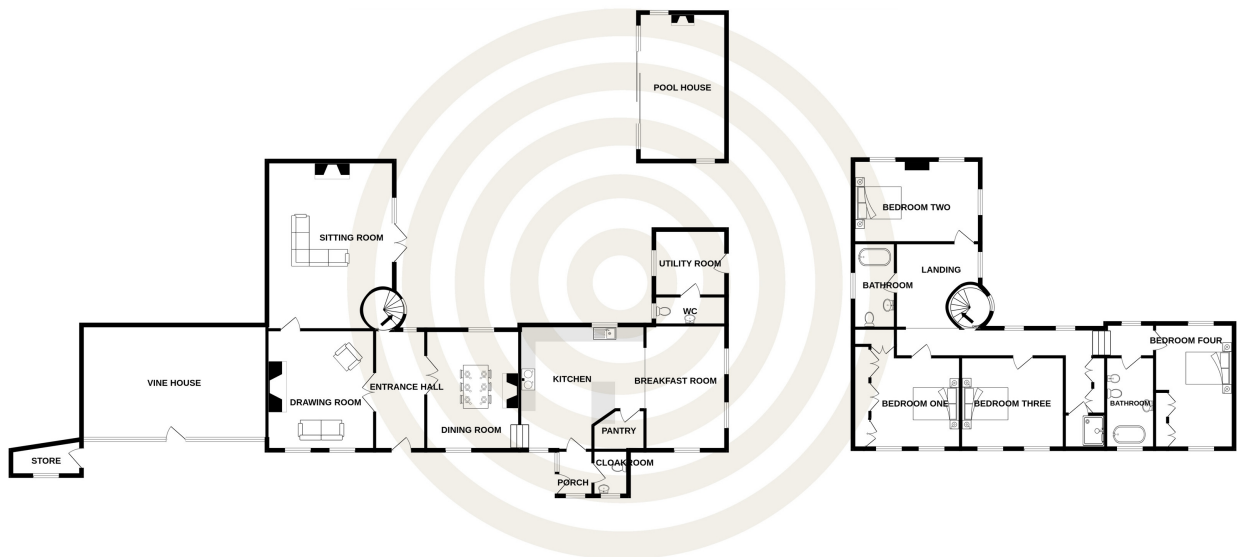






GROUND FLOOR
2005 sq.ft. (186.3 sq.m.) approx.

1ST FLOOR
1115 sq.ft. (103.6 sq.m.) approx.



TOTAL FLOOR AREA: 3120 sq.ft. (289.9 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.
Made with Metropix ©2025

GROUND FLOOR

Entrance hall	15'5 x 6'7
Drawing room	15'5 x 13'9
Sitting room	21'9 x 15'8
Dining room	15'5 x 12'0
Kitchen	16'1 x 16'0
Breakfast room	15'1 x 10'5
Pantry	6'1 x 5'2
Porch	5'10 x 4'5
Cloakroom	5'10 x 4'7

FIRST FLOOR

Bedroom one	14'9 x 13'8
Bedroom two	16'0 x 10'8
Family bathroom	9'5 x 5'5
Bedroom three	13'3 x 12'4
Dressing area/shower	15'1 x 4'6
Family bathroom	12'1 x 6'3
Bedroom four	16'6 x 10'1

EXTERNAL

Utility room	9'8 x 8'6
WC	9'8 x 3'9
Pool house	19'0 x 11'3
Vine house	23'9 x 14'8
Store	9'0 x 4'8

KEY FACTS

Beautiful detached farmhouse (Listed)
 Set in a stunning and secluded valley location
 Excellent order throughout
 Super reception space and storage
 Heated swimming pool with pool house
 Various outbuildings including vine house

SERVICES

Mains electricity
 Borehole water

DRAINAGE

Mains drainage

HEATING

Oil central heating

APPLIANCES

Oil fired aga
 Neff dishwasher
 Neff fridge freezer
 Montpellier washing machine
 AEG tumble dryer
 Bosch fridge

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.

£2,400,000

Digimap Address Locator



LIVINGROOM
 The Channel Island Estate Agent