

LA CACHETTE



4

BEDROOMS

4

BATHROOMS

3,977

SQ FT

2.6

ACRES

£5,500,000 OPEN MARKET, CASTEL

Situated just inland from picturesque Cobo Bay, La Cachette is a newly constructed, detached property finished to an exceptional standard throughout. Presented in true walk-in condition, this elegant modern home offers the very best of lateral living. The accommodation includes an inviting entrance hall, cloakroom, sitting room with vaulted ceiling, and a stylish kitchen/dining/family room with doors opening onto the rear garden. Additional rooms include a utility room, double garage, and three double bedrooms - each with beautifully fitted en-suite facilities. The primary suite benefits from a dressing area and luxurious en-suite bathroom. Externally, the property is approached via a long paved driveway providing ample parking. The surrounding landscaped gardens feature generous lawns and paved seating areas. There is also a large, adjoining expanse of greenhouses which can be accessed from a separate driveway. A turn-key, decadent home offering modern comfort in a serene setting.



LIVINGROOM
The Channel Island Estate Agent



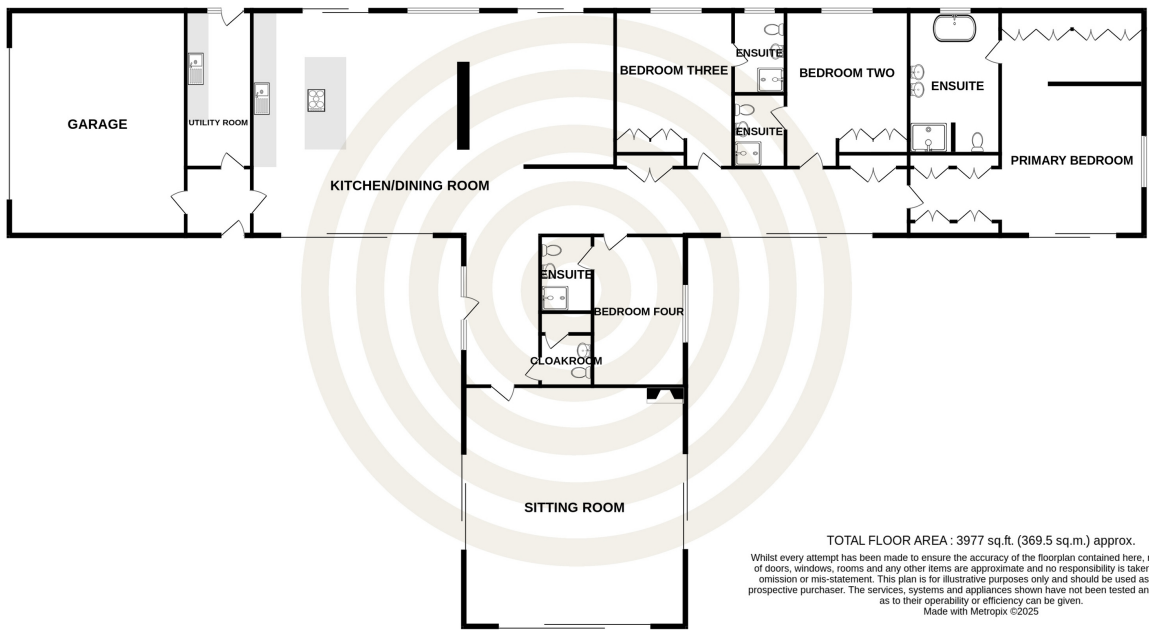








GROUND FLOOR
3977 sq.ft. (369.5 sq.m.) approx.



TOTAL FLOOR AREA : 3977 sq.ft. (369.5 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	
Kitchen/dining room	39'4 x 24'4
Cloakroom	5'8 x 5'6
Sitting room	26' x 24'
Primary bedroom	24'4 x 15'7
En-suite bathroom	14'5 x 9'
Bedroom two	17' x 13'
En-suite shower room	8'5 x 5'8
Bedroom three	17' x 12'9
En-suite shower room	8'5 x 5'8
Bedroom four	16'4 x 10'1
En-suite shower room	8'5 x 5'8
Utility room	16'6 x 7'2
Integral garage	24'4 x 19'1

KEY FACTS

Stunning detached modern home
Situating just inland from Cobo Bay
Finished to an exceptionally high standard throughout
Open-plan living
Garaging, gardens and parking
Large glasshouse site with separate access

SERVICES

Mains services

DRAINAGE

Mains drainage

HEATING

Electric underfloor heating

APPLIANCES

2 Siemens ovens
Siemens microwave
Bora hob
Siemens dishwasher
Siemens wine fridge
Siemens coffee machine

INCLUSIONS

To include all carpets and fitted flooring, 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.

£5,500,000

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Digimap Address Locator



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