

# LA MAISON CACHEE

SOLE AGENT



**2**

BEDROOMS

**1**

BATHROOM

**686**

SQ FT

## £2,200 LOCAL MARKET, ST. PETER PORT

La Maison Cachee is a superb Hanse Haus bungalow located on the outskirts of St. Peter Port and peacefully tucked away in an off-road location. This energy-saving property has been designed to include all modern comforts. Comprising entrance hall, two bedrooms, with built-in storage, bathroom and open plan kitchen/dining/sitting room with feature vaulted ceiling and access to the rear patio. Externally, there is parking for two vehicles and small South facing courtyard garden. Available beginning of August 2024 on an unfurnished basis. Children permitted, 1 pet at the discretion of the landlord. Strictly no smokers.



**LIVINGROOM**

The Channel Island Estate Agent





TOTAL APPROX. FLOOR AREA 686 SQ.FT. (63.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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>	16'6 x 5'6
<b>Kitchen/dining/sitting room</b>	21'10 x 15'11
<b>Bedroom one</b>	13'3 x 10'3
<b>Bedroom two</b>	9'6 x 7'5
<b>Family bathroom</b>	8'7 x 6'4

**KEY FACTS**

Available 1 August 2024  
Superb, modern detached bungalow  
Convenient location within walking distance of shops and amenities  
South facing patio garden and parking for two vehicles

**SERVICES**

Mains services

**DRAINAGE**

Mains drainage

**HEATING**

Electric heating

**APPLIANCES**

Indesit oven  
Indesit hob with extractor over  
Indesit fridge and freezer  
Candy slimline dishwasher  
Hotpoint washer/dryer

**INCLUSIONS**

To include all carpets and fitted flooring, the curtains and blinds as hung, light fittings and appliances as listed.

**SCHOOL CATCHMENT**

Vauvert Primary  
La Mare de Carteret High School

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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.

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**£2,200**



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