

# MON BEL



**7**

BEDROOMS

**5**

BATHROOMS

**15,000**

SQ FT

**14.7**

ACRES

**£7,999,995 ST. PETER**

Livingroom is privileged to offer one of Jersey's most exceptional, modern family homes to the market with multi-generational capability. Set behind gates up a long private driveway, this magnificent home has been conceived to offer circa 15,000 sq. ft. of luxurious living over two floors. Mon Bel is without question, an uncompromising and highly attractive home for a discerning buyer. The primary residence comprises seven-bedroom suites (although considerably more could be created if so desired) in addition to vast reception rooms with notably high ceilings - abundant with natural light. A fabulous contemporary kitchen opens to an orangery together with a leisure wing - perfectly placed for entertaining/cinema/gym facilities. The spacious, detached cottage boasts up to four bedrooms - ideal for a family member or staff. Externally, the 11-acre grounds include farmland, landscaped grounds, a heated swimming pool, extensive terracing, garaging, and equestrian facilities - with further...



**LIVINGROOM**

The Channel Island Estate Agent













**MON BEL PRIMARY RESIDENCE**

**GROUND FLOOR**

Hall	34'1 x 6'9
Stair area	18 x 12'6
Study	20'9 x 20
Cinema room	21'2 x 18
Sitting/dining/entertaining	54'5 x 19
Drawing room	43'1 x 21'8
Gymnasium/cinema	31'4 x 21'4
Entertainment/ball room	38'9 x 21'4
Kitchen/breakfast room	36'11 x 23'4
Chefs larder/pantry	10'4 x 9'9
Orangery	24'11 x 24'9
Inner hall	21'5 x 8
Cloakroom	8 x 4'9
Snug/reception room	26'2 x 19'2
Utility room	26'2 x 14
Integral garage	38'9 x 21'3

**FIRST FLOOR**

Galleried landing	84'7 x 13'2
Master bedroom suite comprising:	
Bedroom	26'11 x 21'8
Store	11'11 x 8'9
Dressing room/store	
Extensive fitted dressing room	
En-suite bath & shower room	
Bedroom suite 2 comprising:	
Bedroom	25'9 x 21'1
Walk in wardrobe	17'2 x 6'5
En-suite bath & shower room	19 x 7'5
Bedroom suite 3 comprising:	
Bedroom	25'9 x 20'10
Walk in wardrobe	17'1 x 3'10
En-suite bath & shower room	16 x 9'9

**FIRST FLOOR**

Bedroom suite 4 comprising:	
Bedroom	26'7 x 23'7
En-suite bath & shower room	14'5 x 8'7
Dressing area	
Secondary stair landing	
Cloakroom	8 x 5'3
Games room/bedroom 5	26'2 x 17'8
En-suite bath & shower room	
Dressing area	
Bedroom 6	15'1 x 14'1
Bedroom 7	15'1 x 12'2

**MON BEL SECONDARY RESIDENCE**

**GROUND FLOOR**

Hall	
Master Bedroom comprising:	
Bedroom	
En-suite shower room	

**FIRST FLOOR**

Bedroom	
Bedroom	
Kitchen/dining/living room	

**KEY FACTS**

- One of Jersey's most exceptional homes
- Constructed in 2011
- Multi-generational capability
- Circa 15,000sq.ft of luxurious living
- Notably high ceilings and abundant natural light
- Entertaining/cinema/gym facilities
- Spacious detached four bedroom cottage
- Fabulous landscaped grounds

**INCLUSIONS**

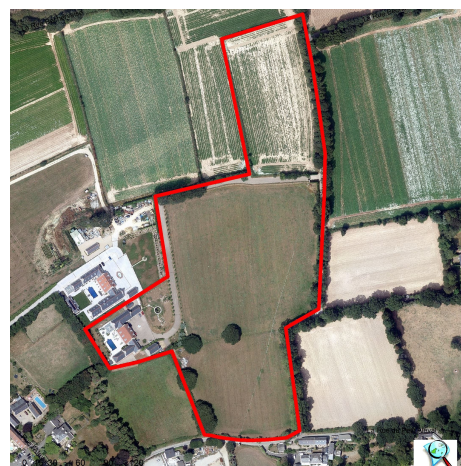
To include all carpets and fitted flooring, the curtains and blinds as hung, light fittings and appliances as listed.

**SCHOOL CATCHMENT**

St Peter  
Les Quennevais

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.

**£7,999,995**



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