

# LE JARDIN, OUAISNE

SOLE AGENT



**5**

BEDROOMS

**5**

BATHROOMS

**5,670**

SQ FT

**0.4**

ACRES

## POA ST. BRELADE

This luxurious coastal home is located in an elevated position with commanding views over Ouaisne and St. Brelade's Bay. The property boasts excellent sleeping and living accommodation spread over three floors and comprises five bedrooms, five bathrooms and three reception areas. Externally, there is an abundance of outdoor living areas designed to offer a high level of privacy including a low-maintenance artificial lawn, various terraces perfect for those who enjoy entertaining and a BBQ area with a swim spa offering sensational views across the bay. The four-car basement garage completes this superb property. With the beach and The Old Smuggler's Inn on your doorstep as well as being only a short drive away from the airport and restaurants on offer in both St. Brelade's Bay and St. Aubin's Harbour this property is not to be missed. For more information or to arrange a viewing please give us a call on 01534 717100 or email [jersey@livingroomproperty.com](mailto:jersey@livingroomproperty.com).



**LIVINGROOM**  
The Channel Island Estate Agent





















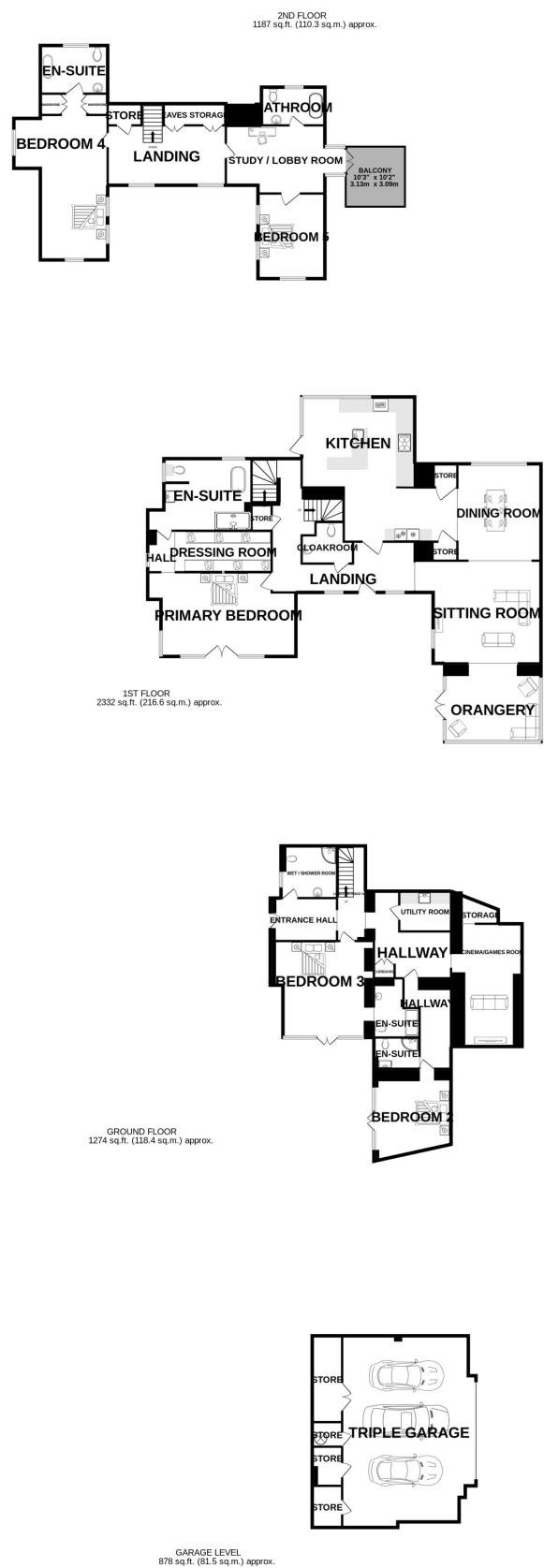












TOTAL FLOOR AREA : 5670 sq.ft. (526.8 sq.m.) approx.

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.

## GARAGE LEVEL

Triple Garage	22'11 x 32'9
Store	5'1 x 7'1
Store	5'1 x 6'8
Store	5'1 x 14'9
Store	5'1 x 4'2

## GROUND FLOOR

Entrance Hall	11'5 x 7'4
Wet/Shower Room	9'7 x 8'11
Hallway	14'8 x 14'11
Utility Room	8'10 x 6'11
Cinema/Games Room	12'2 x 21'0
Storage	8'1 x 5'7
Hallway	8'2 x 15'6
Bedroom 2	13'2 x 15'10
En-suite	7'10 x 5'4
Bedroom 3	17'9 x 16'6
En-suite	7'10 x 10'2

## FIRST FLOOR

Landing	27'11 x 22'11
Primary Bedroom	25'4 x 14'5
Dressing Room	16'7 x 7'1
En-suite	17'9 x 12'4
Kitchen	26'8 x 24'9
Dining Room	14'4 x 16'7
Sitting Room	21'7 x 17'7
Orangery	16'6 x 13'5
Cloakroom	8'9 x 7'1

## SECOND FLOOR

Landing	20'2 x 13'11
Bedroom 4	16'0 x 28'5
En-suite	11'6 x 8'3
Study/Lobby Room	20'6 x 11'8
Bedroom 5	11'5 x 14'7
Bathroom	10'10 x 6'8
Balcony	10'2 x 10'3

## KEY FACTS

Five bedrooms, five bathrooms, three reception areas  
BBQ area with swim spa and sensational views across the bay  
Basement garage for four vehicles  
Ideal lock-up & leave  
Low maintenance living  
30 second walk from Ouaisne beach and The Old Smuggler's Inn  
Enjoy the restaurants on offer in St Brelade's Bay and St Aubin's Harbour  
Short drive to the airport  
Abundance of outdoor areas including a low maintenance lawn and large terraces  
Available immediately

## SERVICES

Mains water services

## DRAINAGE

Mains drainage

## HEATING

Wet electric central heating

## POTENTIAL RENTAL INCOME

£7,000 per month

## TENURE

Freehold

## INCLUSIONS

As Per Inventory

## SCHOOL CATCHMENT

Mont Nicolle  
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.

## POA



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