

LA CHASSE



5

BEDROOMS

4

BATHROOMS

4,420

SQ FT

9.2

ACRES

£7,500,000 ST. SAVIOUR

La Chasse is a wonderful granite stone family home, perfectly positioned in the St. Saviour countryside, a stone's throw from St. Michaels Preparatory School. This five-bedroom family home has been lovingly refurbished by the DiCasa team to deliver a space of functionality and luxury. The property features a separate annex that accommodates a guest bedroom and gym that leads out onto an outdoor pool and terrace, with views across it's 9.2 acres of countryside.



LIVINGROOM

The Channel Island Estate Agent



















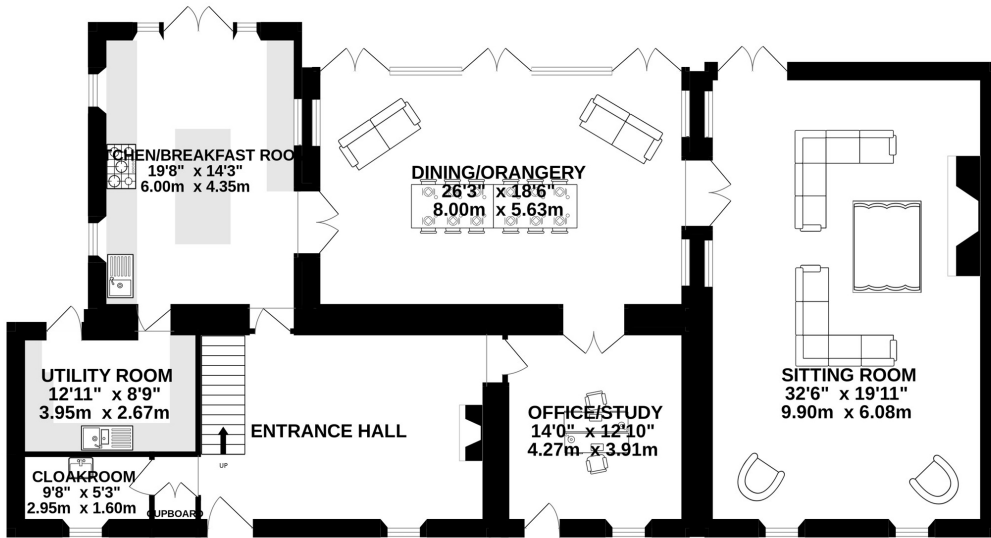




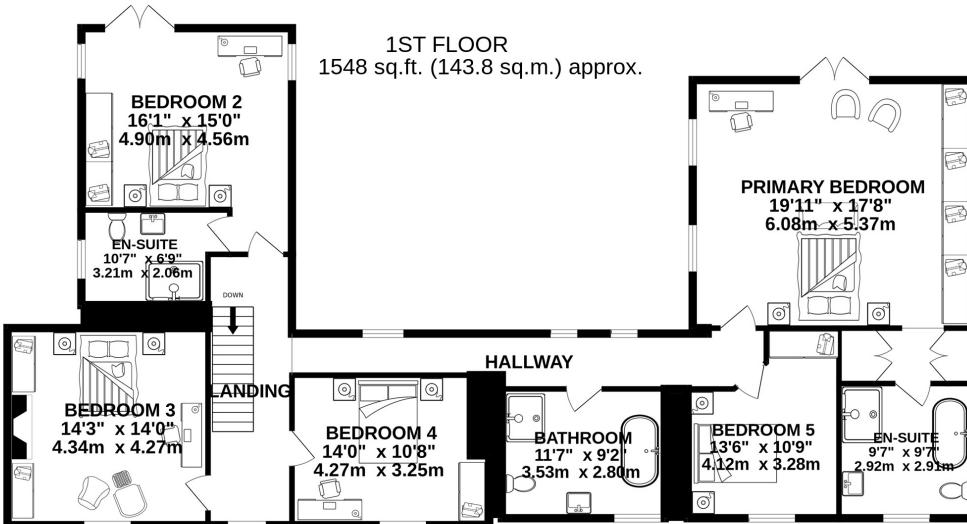




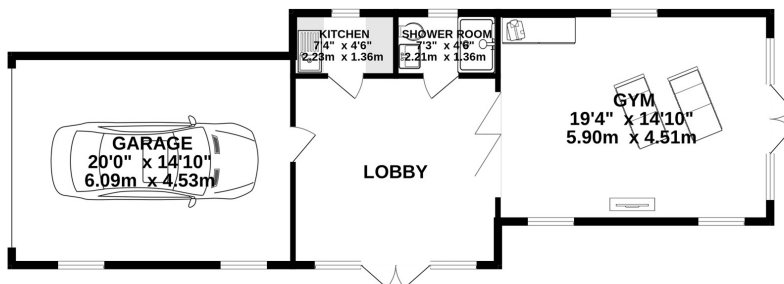
GROUND FLOOR
2028 sq.ft. (188.4 sq.m.) approx.



1ST FLOOR
1548 sq.ft. (143.8 sq.m.) approx.



GARAGE/GYM
844 sq.ft. (78.4 sq.m.) approx.



TOTAL FLOOR AREA : 4420 sq.ft. (410.6 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	20'6 x 14'0
Cloakroom	9'8 x 5'3
Kitchen/Breakfast Room	19'8 x 14'3
Utility Room	12'11 x 8'9
Dining Room	26'3 x 18'6
Sitting Room	32'6 x 19'11
Office/Study	14'0 x 12'10

FIRST FLOOR

Landing	6'0 x 19'6
Bedroom Two	16'1 x 15'0
En-suite	10'7 x 6'9
Bedroom Three	14'3 x 14'0
Bedroom Four	14'0 x 10'8
Hallway	33'8 x 4'4
Bathroom	11'7 x 9'2
Bedroom Five	13'6 x 10'9
Primary Bedroom	19'11 x 17'8
En-suite	9'7 x 9'7

GARAGE/GYM

Lobby	14'7 x 13'5
Gym	19'4 x 14'10
Garage	20'0 x 14'10
Kitchen	7'4 x 4'6
Shower Room	7'3 x 4'6

KEY FACTS

Luxury turn-key residence
 Completely refurbished with the DiCasa hallmark of excellence
 Five bedroom, four bathroom
 Dating back in part to the late 1800's
 Drawing room with an impressive original stone fireplace
 Stone's throw from St Michael's Preparatory School

Orangery with French doors leading to the rear terrace
 South facing formal gardens to the rear
 Heated pool, with electric cover and terrace

SERVICES

Mains services

DRAINAGE

Mains drainage

HEATING - MAIN HOUSE - GROUND FLOOR

Oil fired central heating - WET Underfloor

HEATING - MAIN HOUSE - FIRST FLOOR

Oil fired radiators in bedrooms and landing

Electric underfloor in bathrooms

HEATING - POOL HOUSE/GYM

Electric Underfloor Heating

HEATING - SWIMMING POOL

Oil fired central heating

IMPORTANT INFORMATION

Grade 4 Listed Building

INCLUSIONS

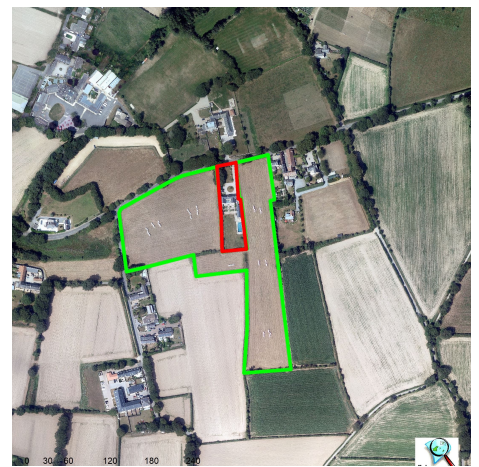
As per inventory

SCHOOL CATCHMENT

St Saviour
 Grainville

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.

£7,500,000



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