

# LA VIEILLE MAISON



**6**

BEDROOMS

**3**

BATHROOMS

**1,919**

SQ FT

**0.1**

ACRES

## £945,000 LOCAL MARKET, ST. MARTIN

La Vieille Maison is a charming semi-detached family home full of character, situated in a convenient and sought after location in St. Martin. The spacious accommodation comprises entrance hall, kitchen/dining room, sitting room, utility room, cloakroom and sun room on the ground floor. The first floor consists of three double bedrooms, one of which benefits from en-suite bathroom, single bedroom and bathroom. There are a further two double bedrooms and one en-suite bathroom on the second floor. Externally, there is parking for two vehicles, as well as an enclosed South/West-facing garden to the rear which includes an outbuilding offering additional storage space. Internal viewing essential to fully appreciate all that this property has to offer. Please note the property is listed.



**LIVINGROOM**  
The Channel Island Estate Agent





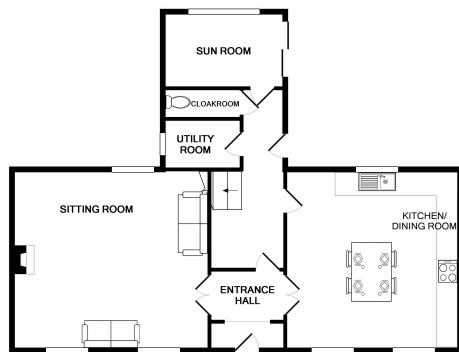




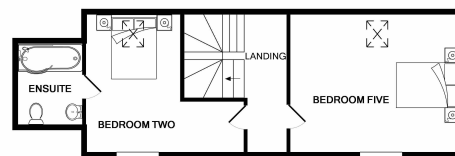






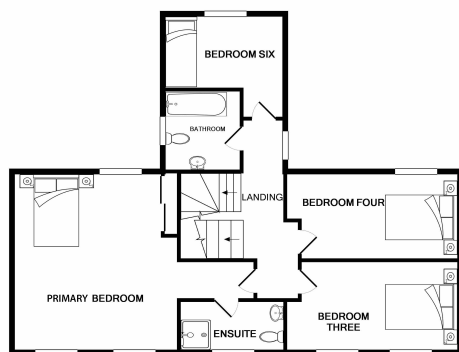


GROUND FLOOR  
APPROX. FLOOR  
AREA 738 SQ.FT.  
(68.6 SQ.M.)



2ND FLOOR  
APPROX. FLOOR  
AREA 443 SQ.FT.  
(41.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 1919 SQ.FT. (178.3 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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1ST FLOOR  
APPROX. FLOOR  
AREA 738 SQ.FT.  
(68.6 SQ.M.)



**GROUND FLOOR**

Entrance hall	6'6 x 4'6
Sitting room	16'11 x 15'7
Kitchen/dining room	15'6 x 15'0
Utility room	6'9 x 4'4
Cloakroom	6'9 x 2'7
Sun room	10'11 x 6'7

**FIRST FLOOR**

Landing	
Primary bedroom	20'11 x 15'7
En-suite shower room	9'1 x 5'6
Bedroom three	15'0 x 7'11
Bedroom four	15'0 x 7'2
Bedroom six	10'11 x 9'0
Family bathroom	7'0 x 6'10

**SECOND FLOOR**

Landing	
Bedroom five	14'10 x 12'3
En-suite bathroom	7'5 x 5'1

**KEY FACTS**

Spacious six bedroom farmhouse in the heart of St Martins village  
 Enclosed south facing garden with outbuildings for storage  
 Accomodation over three floors offering approx 2000sq ft  
 Excellent well proportioned reception rooms and bedrooms

**SERVICES**

Mains services

**DRAINAGE**

Mains drainage

**HEATING**

Oil fired central heating

**APPLIANCES**

Rangemaster double oven with gas hob  
 Hotpoint extractor  
 Hotpoint fridge  
 Hotpoint freezer  
 Hotpoint dishwasher  
 Hotpoint washing machine  
 Hotpoint tumble dryer

**INCLUSIONS**

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

**SCHOOL CATCHMENT**

St Martin's Primary School  
 Les Beaucamps High School

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.

**£945,000**



**LIVINGROOM**

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