

# 1 LIVONIA LODGE

SOLE AGENT



**3**

BEDROOMS

**1**

BATHROOM

**1,050**

SQ FT

**0.1**

ACRES

**£699,000 ST. SAVIOUR**

This delightful three-bedroom, one-bathroom semi-detached cottage dates back to the 1800s and is set in the middle of idyllic countryside. On the ground floor, the property offers a well-proportioned sitting/dining room with views over the garden and a multi-fuel burning stove, bright and light kitchen/breakfast room, bedroom and house bathroom. On the second floor, the property offers a further two bedrooms including a generously sized primary bedroom with original floorboards. Externally, the property benefits from an easily maintained garden overlooking agricultural fields, a garage and parking for one vehicle as well as on-street parking. Furthermore, this perfect property to downsize to, is not only situated along a peaceful tree-lined lane it provides easy access to the host of amenities on offer at St. Martin's Village. To arrange a viewing please call us on 01534 717100 or email [jersey@livingroomproperty.com](mailto:jersey@livingroomproperty.com)



**LIVINGROOM**

The Channel Island Estate Agent

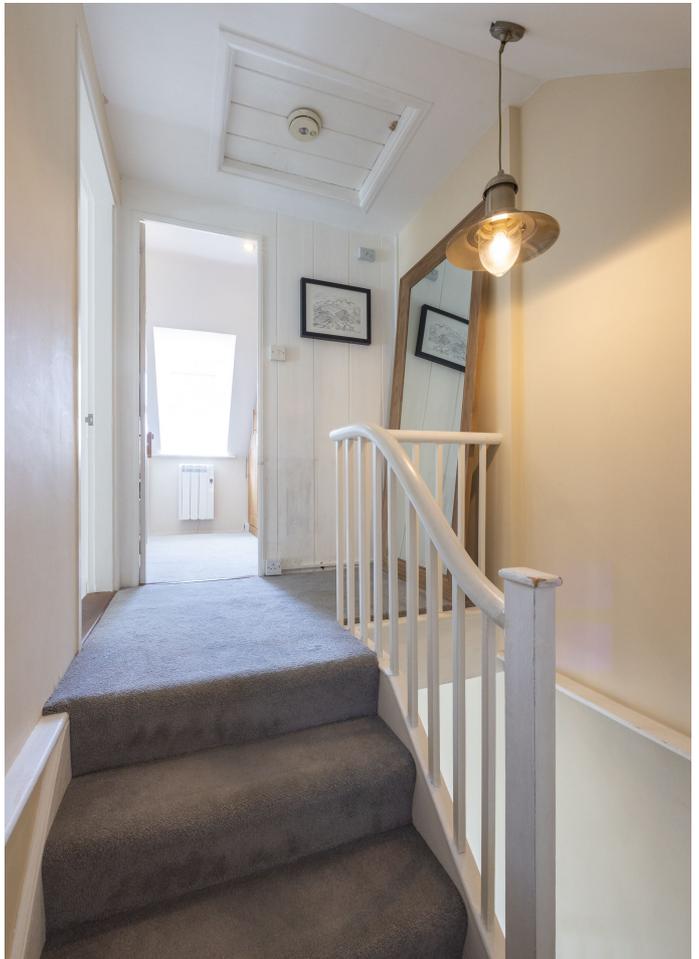




















**GROUND FLOOR**

<b>Sitting/Dining Room</b>	22'6 x 15'8
<b>Kitchen/Breakfast Room</b>	18'7 x 9'7
<b>Bedroom 3</b>	10'4 x 9'7
<b>Bathroom</b>	5'0 x 6'11

**FIRST FLOOR**

<b>Primary Bedroom</b>	16'6 x 15'10
<b>Bedroom 2</b>	11'6 x 7'3

**KEY FACTS**

Delightful rural location surrounded by fields  
Perfect downsize or step on the upward ladder  
Garage and allocated parking  
Close to amenities in St. Martin including shops  
Fantastic rustic feel with log burner with a granite surround, wood floors  
Low maintenance garden

**SERVICES**

Mains drainage  
Mains water

**HEATING**

Central heating

**APPLIANCES**

As per inventory

**INCLUSIONS**

As per Inventory

**SCHOOL CATCHMENT**

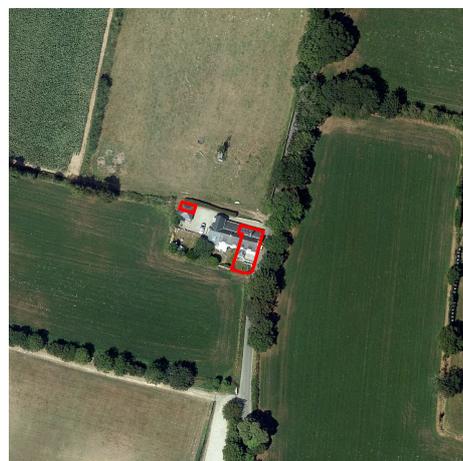
Grands Vaux  
Grainville

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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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**£699,000**



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