

2 LA P'TITE CARRIERE



2

BEDROOMS

1

BATHROOM

£2,400 LOCAL MARKET, TORTEVAL

2 La P'tite Carriere is a stunning two bedroom property located within walking distance to Rocquaine Bay. Newly built, the accommodation offers entrance hall, utility room, two double bedrooms and bathroom. The first floor kitchen/sitting/dining area enjoys beautiful views down the valley and onto Rocquaine Bay which can be enjoyed from both balconies. Externally, the property offers two allocated parking spaces. Available 20 January 2024 on a minimum six month lease. Pets accepted by negotiation. No smokers.



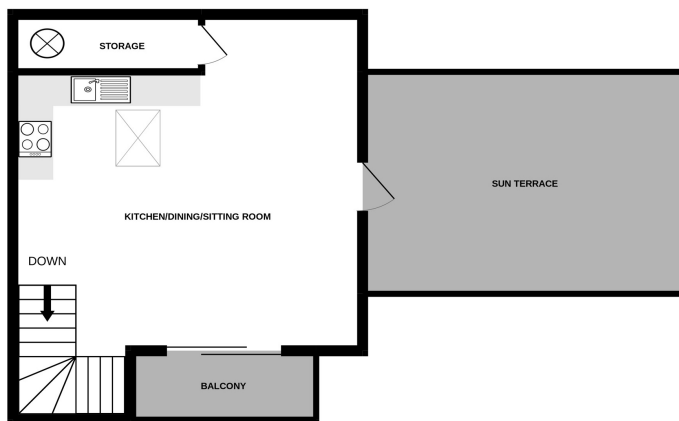
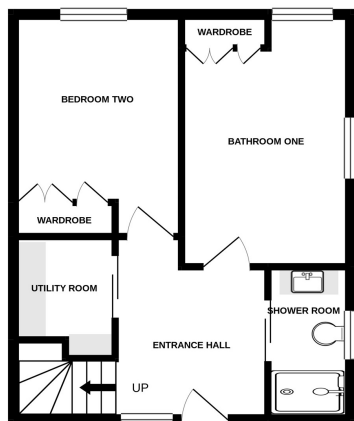
LIVINGROOM
The Channel Island Estate Agent





GROUND FLOOR
397 sq.ft. (36.9 sq.m.) approx.

1ST FLOOR
365 sq.ft. (33.9 sq.m.) approx.



TOTAL FLOOR AREA : 762 sq.ft. (70.8 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.
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GROUND FLOOR

Entrance hall	10'0 x 7'2
Bedroom one	13'7 x 9'0
Bddroom two	12'0 x 9'0
Utility room	6'7 x 5'6
Shower room	8'3 x 4'5

FIRST FLOOR

Kitchen/sitting/dining room	18'10 x 18'2
Storage	10'2 x 3'1
Balcony	9'2 x 4'1
Sun terrace	17'6 x 12'0

KEY FACTS

- Available immediately
- Balcony with sea views
- Parking for two vehicles

SERVICES

- Mains service

DRAINAGE

- Mains drainage

HEATING

- Eletric heating

APPLIANCES

- Siemens oven
- Siemens hob
- Pando extractor fan
- Neff microwave
- Siemens fridge/freezer
- Siemens dishwasher
- Bosch washing machine
- Bosch tumble dryer

INCLUSIONS

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

SCHOOL CATCHMENT

- La Houquette Primary
- La Mare de Carteret 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.

£2,400



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