

VILLA BRUNET

SOLE AGENT



4

BEDROOMS

3

BATHROOMS

4,315

SQ FT

0.5

ACRES

£1,795,000 ST. SAVIOUR

Villa Brunet is an elegant family home situated in the heart of St. Saviour offering a perfect blend of tranquility and convenience. Step inside a grand entrance hall leading to spacious living areas including a welcoming sitting/dining room, adjoining sunroom, a kitchen/breakfast room with pantry, a cosy snug/playroom, utility room and a versatile study - perfect for today's dynamic lifestyle. With four generous double bedrooms, including two with en-suite bathrooms, and a convenient house bathroom, comfort and relaxation await on the first floor. Outside, indulge in the blissful retreat of the substantial rear garden featuring a heated pool, outdoor BBQ area, and a pool room for endless entertainment possibilities. Triple garaging and ample parking ensure convenience and flexibility, while proximity to local amenities and prestigious schools adds unparalleled appeal. Don't miss the chance to experience this fabulous family home.



LIVINGROOM

The Channel Island Estate Agent











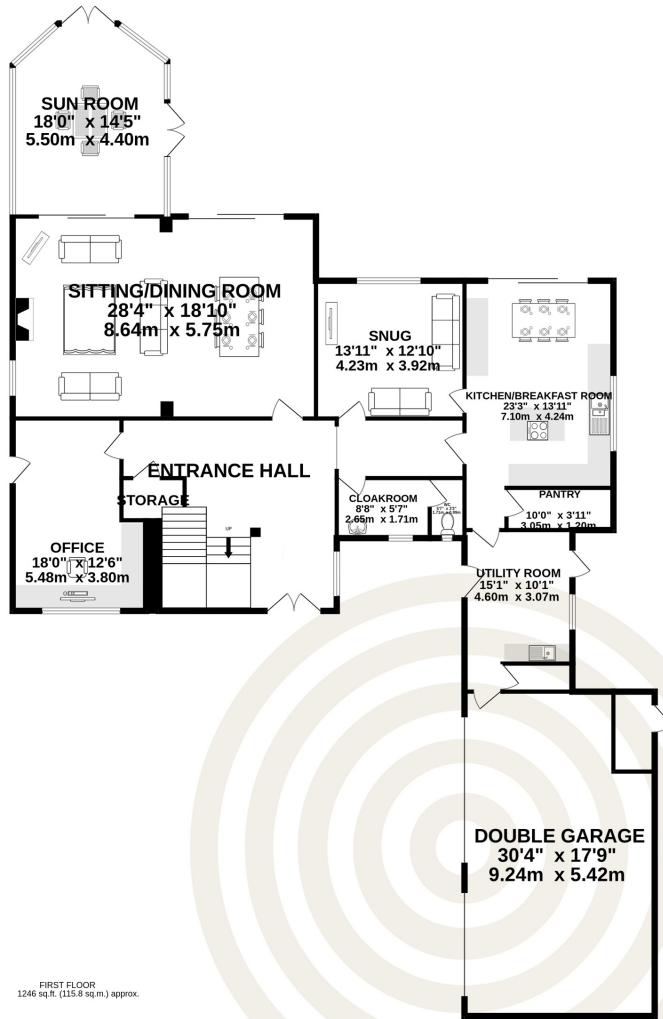








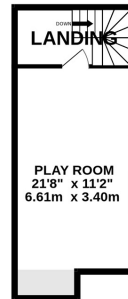
GROUND FLOOR
2629 sq.ft. (244.3 sq.m.) approx.



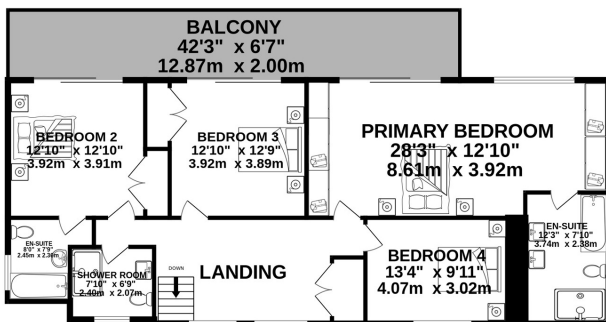
GROUND FLOOR POOL HOUSE
149 sq.ft. (13.8 sq.m.) approx.



FIRST FLOOR POOL HOUSE
290 sq.ft. (26.9 sq.m.) approx.



FIRST FLOOR
1246 sq.ft. (115.8 sq.m.) approx.



TOTAL FLOOR AREA : 4314 sq.ft. (400.8 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.

GROUND FLOOR

| | |
|------------------------|--------------|
| Entrance Hall | 20'1 x 18'0 |
| Cloakroom | 8'8 x 5'7 |
| Kitchen/Breakfast Room | 13'1 x 23'3 |
| Snug | 13'1 x 12'10 |
| Sitting/Dining Room | 28'4 x 18'10 |
| Sun Room | 14'5 x 18'0 |
| Office | 12'6 x 18'0 |
| Utility Room | 10'1 x 15'1 |
| Double Garage | 17'9 x 30'4 |

FIRST FLOOR

| | |
|-----------------|---------------|
| Landing | 16'7 x 9'11 |
| Primary Bedroom | 28'3 x 12'10 |
| En-suite | 7'10 x 12'3 |
| Bedroom Two | 12'10 x 12'10 |
| En-suite | 8'0 x 7'9 |
| Bedroom Three | 12'9 x 12'10 |
| Bedroom Four | 13'4 x 19'11 |
| Shower Room | 7'10 x 6'9 |
| Balcony | 42'3 x 6'7 |

GROUND FLOOR POOL ROOM

| | |
|---------------------|------------|
| Outdoor Shower Room | 11'2 x 7'3 |
| Pool Room | 11'2 x 6'1 |

FIRST FLOOR POOL ROOM

| | |
|-----------|-------------|
| Play Room | 11'2 x 21'8 |
|-----------|-------------|

KEY FACTS

Large detached family home
 Generous living space with 4 reception rooms
 Short walk to major schools / colleges
 Four generous double bedrooms, two with en-suite bathrooms.
 Outdoor heated swimming pool
 Ideal teenagers den located above pool room
 Substantial rear garden with BBQ area, and pool room.
 Ample parking for convenience.

Triple garaging

SERVICES

Mains drains and water

HEATING

Oil fired central heating
 Radiators through with exception of underfloor in bathrooms

TENURE

Freehold

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.

£1,795,000



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