

# 43, LA GRANDE PIECE

SOLE AGENT



**3**

BEDROOMS

**1**

BATHROOM

**829**

SQ FT

**4.1%**

YIELD

£739,000 ST. PETER

Livingroom is delighted to be Sole Agent on this three bedroom family home, situated in the heart of St. Peters with an array of schools, shops and restaurants within close proximity. The property itself briefly comprises a welcoming entrance hall with a down stairs cloakroom, kitchen with access to the garden, large lounge/diner with sliding doors which also provide access into the secure garden. Upstairs you will find three double bedrooms and a house bathroom. Externally, there is parking for four vehicles, with plans previously in place to add a garage. This property is turn key condition, not to be missed. For more information or to arrange a viewing please call us on 01534 717100 or alternatively, email [jersey@livingroomproperty.com](mailto:jersey@livingroomproperty.com) to avoid disappointment.



**LIVINGROOM**

The Channel Island Estate Agent





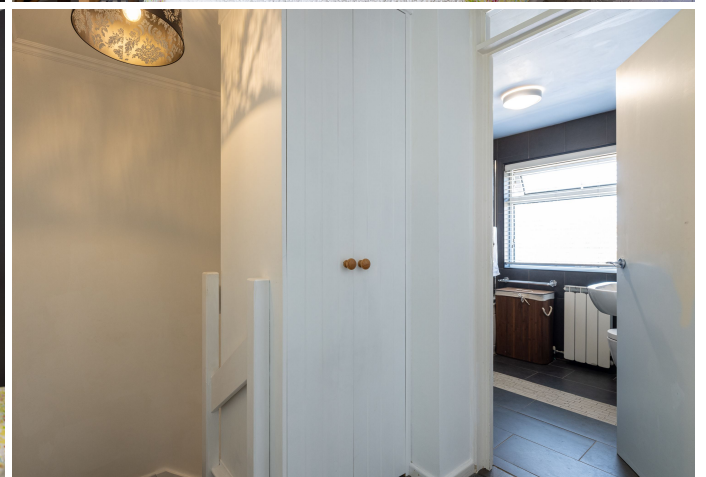












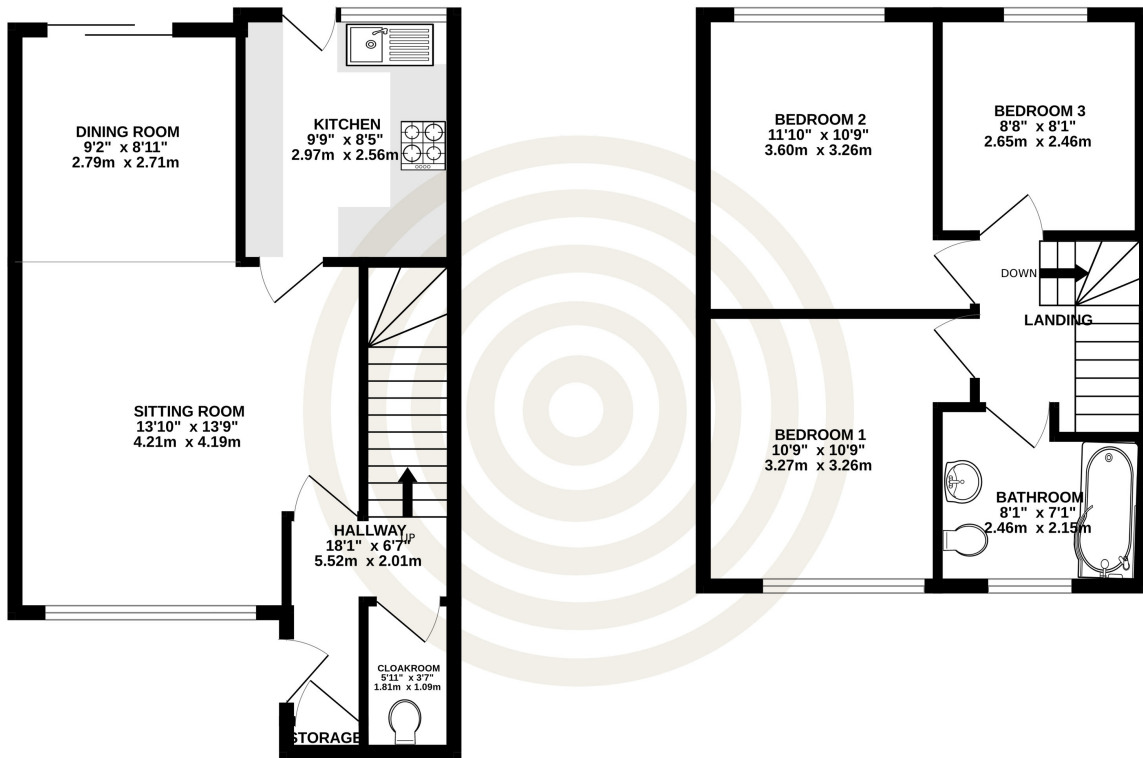






GROUND FLOOR  
439 sq.ft. (40.8 sq.m.) approx.

1ST FLOOR  
390 sq.ft. (36.2 sq.m.) approx.



TOTAL FLOOR AREA : 829 sq.ft. (77.0 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**

<b>Hallway</b>	18'1 x 6'7
<b>Cloakroom</b>	5'11 x 3'7
<b>Sitting Room</b>	13'10 x 13'9
<b>Dining Room</b>	9'2 x 8'11
<b>Kitchen</b>	9'9 x 8'5

**FIRST FLOOR**

<b>Bedroom One</b>	10'9 x 10'9
<b>Bedroom Two</b>	11'10 x 10'9
<b>Bedroom Three</b>	8'8 x 8'1
<b>Bathroom</b>	8'1 x 7'1

**KEY FACTS**

Three double bedrooms, one bathroom plus downstairs cloakroom  
 Located in the heart of St. Peters Village  
 Within close proximity to all amenities  
 Five minute drive from the beach  
 Le Quennevais School catchment  
 Situated in a quiet family estate

Parking for four vehicles  
 Secure garden

**SERVICES**

Mains water  
 Mains drains

**HEATING**

Electric heating throughout with boiler  
 Wall mounted heaters throughout

**PARKING**

Parking for four vehicles  
 Plan was in place to build garage

**INCLUSIONS**

As per inventory

**SCHOOL CATCHMENT**

St Peter  
 Les Quennevais

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.

**£739,000**



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