

VAL AU VALLEE

SOLE AGENT



5

BEDROOMS

3

BATHROOMS

2,073

SQ FT

1.2

ACRES

£1,795,000 OPEN MARKET, ST. MARTIN

Val Au Vallee is a cherished family home tucked away down a private driveway on the outer edge of Petit Bot Valley, close to the picturesque South Coast cliffs and Bay. The property has been in the same family since it was constructed in 1964 and occupies just over an acre of land, which has, over the years, been planted with an exquisite range of trees and plants. The land extends down into the valley and boasts a superb, treetop view from both the gardens and house. The accommodation has been designed reverse-plan and comprises entrance porch, landing, shower room, bedroom five/study, sitting/dining room with large window overlooking the garden and view, a brand new kitchen, utility and garage. The lower ground floor has four further double bedrooms, family bathroom, shower room and access out into a pretty, vine house. Parking is also available for multiple vehicles. A beautiful property with further potential, situated in one of Guernsey's finest locations.



LIVINGROOM

The Channel Island Estate Agent



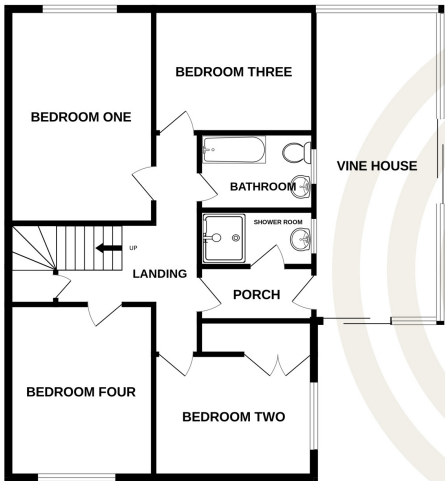




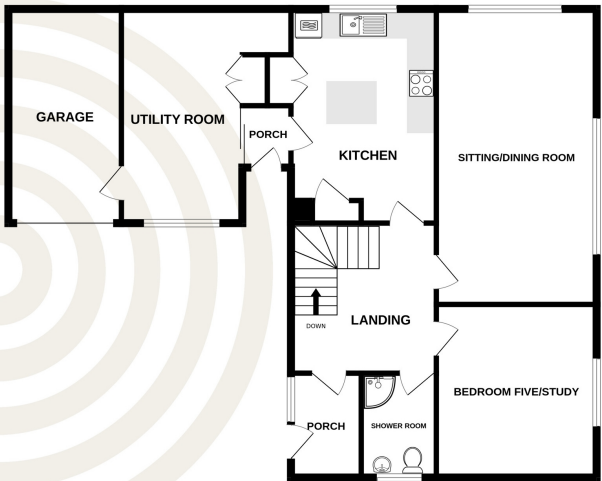




BASEMENT
988 sq.ft. (91.8 sq.m.) approx.



GROUND FLOOR
1085 sq.ft. (100.8 sq.m.) approx.



TOTAL FLOOR AREA : 2073 sq.ft. (192.6 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.

Made with Metropix ©2024

GROUND FLOOR

Porch	5'2 x 7'8
Landing/hall	10'8 x 11'1
Shower room	5'6 x 7'8
Bedroom five/study	11'9 x 12'9
Sitting/dining room	11'9 x 21'9
Kitchen	10'8 x 15'9
Porch	3'7 x 4'7
Utility room	12'6 x 15'9
Garage	8'4 x 15'9

LOWER GROUND FLOOR

Bedroom one	10'8 x 15'9
Bedroom two	11'9 x 9'1
Bedroom three	11'9 x 9'1
Bedroom four	10'8 x 12'9
Shower room	8'5 x 4'2
Family bathroom	8'5 x 8'2
Porch	5'8 x 4'0
Vine house	9'4 x 22'1

KEY FACTS

Secluded, detached family home
Occupying an acre of land above Petit Bot Valley
Treetop views
Reverse plan accommodation
Beautiful, mature gardens
Garage and driveway with parking

SERVICES

Mains services

DRAINAGE

Cesspit drainage

HEATING

Oil Central heating

APPLIANCES

Neff oven
Neff induction hob
Extractor unit
Chest freezer

INCLUSIONS

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

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



LIVINGROOM
The Channel Island Estate Agent