



B'Orange

Route du Terte | Castel |

This detached family home is offered to the market in excellent condition following a complete renovation by the current owners. B'Orange is located in a hugely desirable area of the Castel with the west coast beaches and neighbouring amenities a short walk away. The property has been thoughtfully designed ensuring the large rooms are flooded with natural light, there is an impressive social space ideal for a family to spread out or for entertaining and the rear garden has been landscaped to make full use of the stunning location. Accommodation comprises lounge, kitchen/diner/family room, snug/bedroom 5, four bedrooms (the master suite benefitting from a dressing room, en-suite shower-room and a Juliette balcony), a bathroom, a shower-room and a utility. To the rear of the property is a low-maintenance, south-facing garden boasting west coast views. In addition to the double garage/workshop, the driveway to the front of the property provides parking for a number of vehicles.

5 BEDROOMS

3 BATHROOMS

2 RECEPTIONS

£1,375,000

ESTATE AGENTS & PROPERTY MANAGERS

Shields  
& Rutland

OPENING DOORS SINCE 1993



PHOTOS



PHOTOS



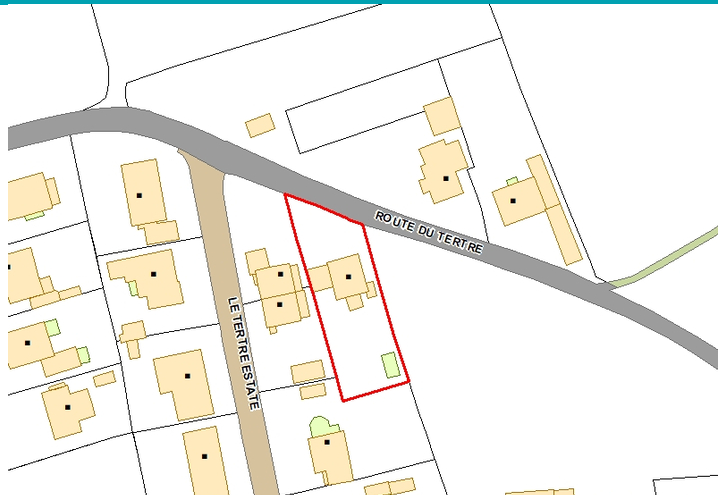
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PHOTOS



# SPECIFICATIONS



## Entrance Hall

3.94m x 2.87m (12' 11" x 9' 5")

## Inner Hall

2.89m x 2.58m (9' 6" x 8' 6")

## Lounge

4.86m x 4.03m (15' 11" x 13' 3")

## Kitchen/Diner

8.71m x 4.53m (28' 7" x 14' 10")

## Snug/Bedroom 5

3.94m x 3.64m (12' 11" x 11' 11")

## Shower Room

2.42m x 1.74m (7' 11" x 5' 9")

## First Floor Landing

5.53m x 2.87m (18' 2" x 9' 5")

## Master Bedroom

6.77m x 4.40m (22' 3" x 14' 5")

## Dressing Room

3.31m x 1.81m (10' 10" x 5' 11")

## Ensuite

3.31m x 2.03m (10' 10" x 6' 8")

## Bedroom 2

3.92m x 4.10m (12' 10" x 13' 5")

## Bedroom 3

3.93m x 3.62m (12' 11" x 11' 11")

## Bedroom 4/Study

2.83m x 2.34m (9' 3" x 7' 8")

## Bathroom

4.05m x 1.83m (13' 3" x 6' 0")

## Garden

To the rear of the property is a low-maintenance, south-facing garden boasting west coast views.

## Parking

In addition to the double garage/workshop, the driveway to the front of the property provides parking for a number of vehicles.

## PRICE INCLUDES

Curtains, carpets and light fittings.

## SPECIAL FEATURES

- South-facing garden
- Fully upgraded
- Abundance of parking
- Near West Coast

## SERVICES

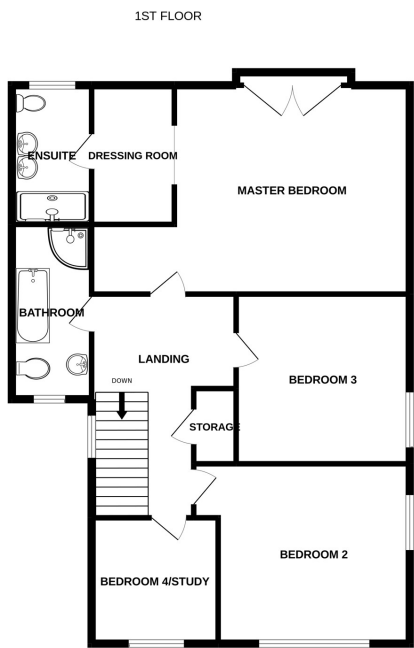
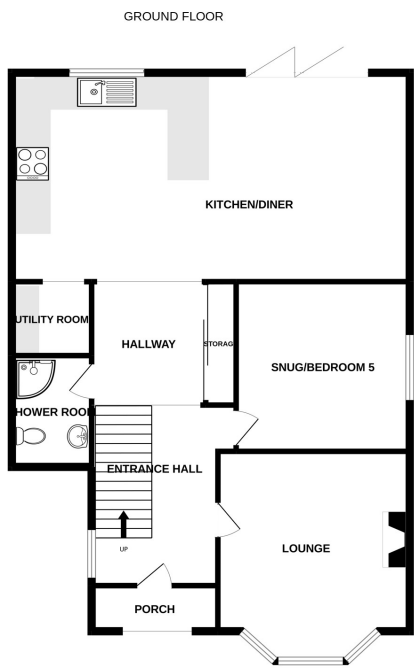
Mains drains, water and electricity.

## APPLIANCES INCLUDED

- To be agreed at sale

## SCHOOL CATCHMENT

- Castel Primary School and Les Beaucamp High School



B'ORANGE

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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