

SOLE
AGENT

La Petite Maison

1 Courtil A Veau | Les Petites Mielles | St Sampson | GY24RZ

This detached chalet bungalow is presented to the market in excellent condition having been recently upgraded by the current owners. There is also potential for further improvements with plans approved to extend the property and also develop the garage. Accommodation comprises large lounge/diner, kitchen, three bedrooms, a bathroom, WC and utility area. The low maintenance garden sits around the property, enabling there to be a sunny spot at any time of day. The garden is bordered by mature shrubs, which provides privacy, and is laid to artificial grass as well as benefiting from a large patio area. In addition to the garage, the brick paved driveway provides parking for at least three vehicles. Conveniently located near shops, restaurants and is a short walk to the coast, this wonderful family home must be viewed internally to be fully appreciated.

3 BEDROOMS

1 BATHROOM

1 RECEPTION

£650,000

ESTATE AGENTS & PROPERTY MANAGERS

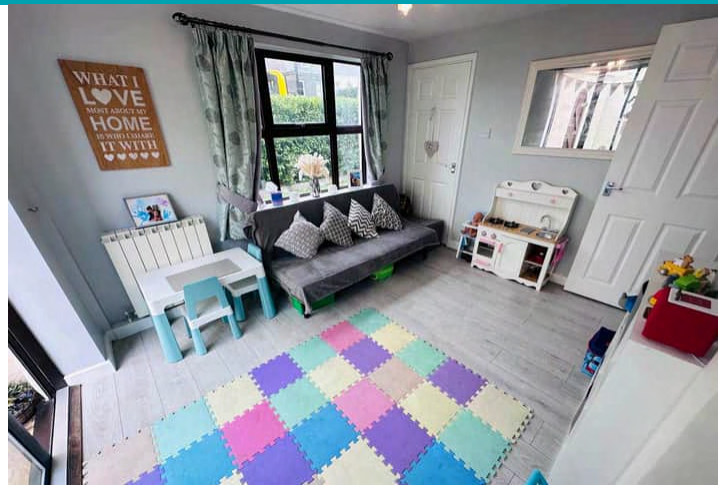
Shields
& Rutland

OPENING DOORS SINCE 1993

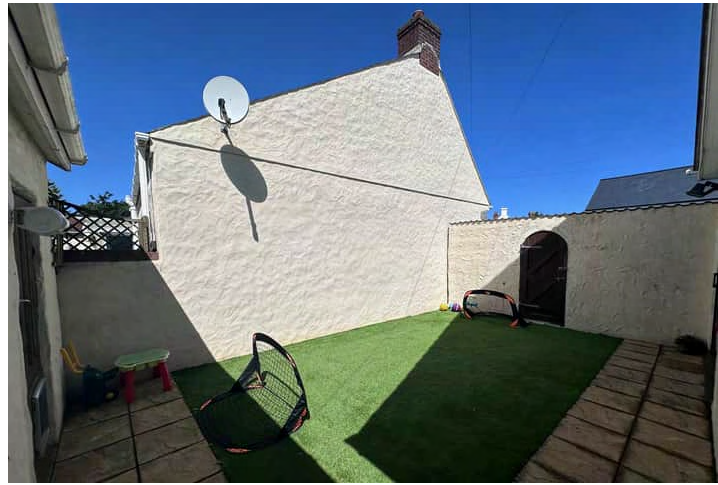
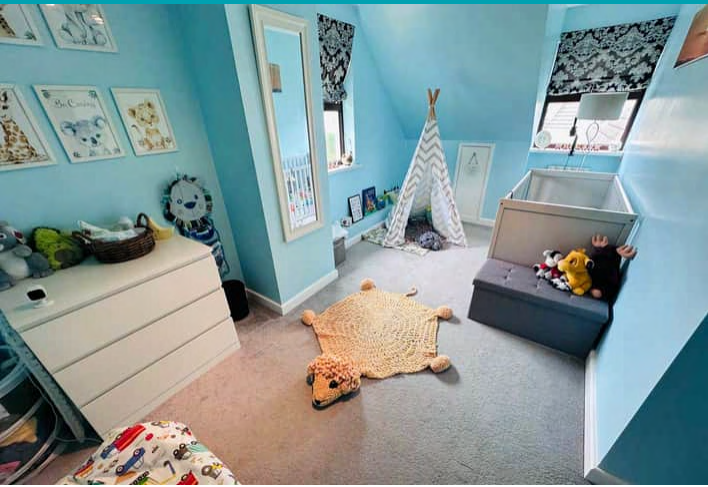
PHOTOS



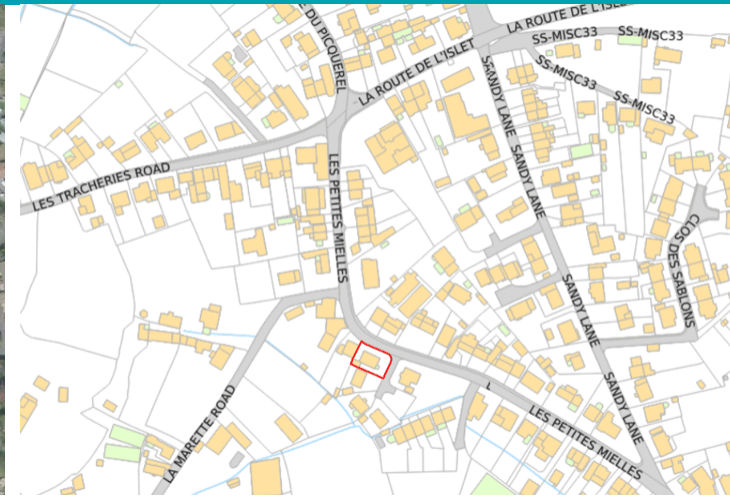
PHOTOS



PHOTOS



SPECIFICATIONS



Entrance Hall

4.41m x 1.81m (14' 6" x 5' 11")

Lounge/Diner

6.19m x 4.22m (20' 4" x 13' 10")

Kitchen

3.50m x 3.19m (11' 6" x 10' 6")

Bedroom 3

3.48m x 3.00m (11' 5" x 9' 10")

Utility Room

2.36m x 1.79m (7' 9" x 5' 10")

WC

1.55m x 0.80m (5' 1" x 2' 7")

Rear Porch

1.87m x 1.73m (6' 2" x 5' 8")

First Floor Landing

3.76m x 1.80m (12' 4" x 5' 11")

Master Bedroom

4.78m x 3.52m (15' 8" x 11' 7")

Bedroom 2

4.78m x 4.26m (15' 8" x 14' 0")

Bathroom

2.90m x 1.63m (9' 6" x 5' 4")

Garden

The garden is bordered by mature shrubs, which provides privacy, and is laid to artificial grass as well as benefiting from a large patio area.

Parking

In addition to the garage, the brick paved driveway provides parking for at least three vehicles.

PRICE INCLUDES

Curtains, carpets and light fittings

SPECIAL FEATURES

- Recently modernised
- Walking distance to the beach
- uPVC double glazed
- Private garden
- Garage
- Plans approved

SERVICES

Mains water, electricity and drainage. Oil fired central heating.

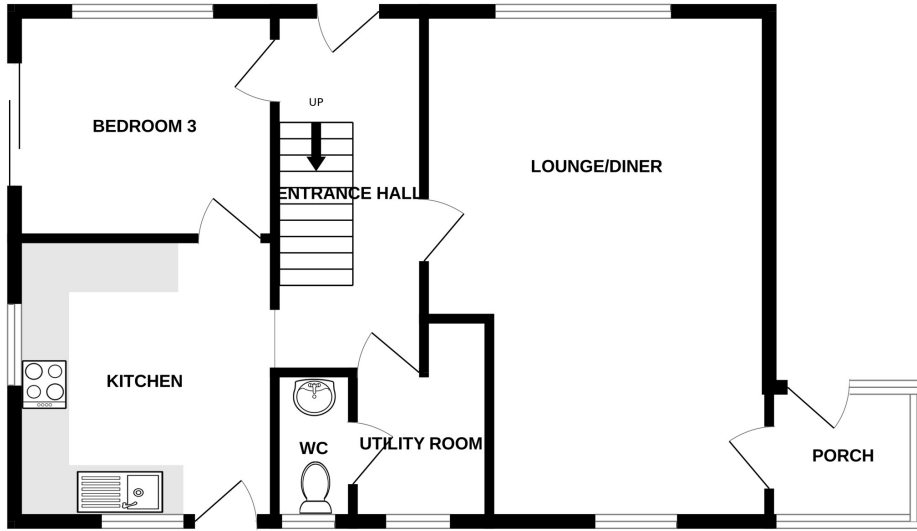
APPLIANCES INCLUDED

- Hotpoint fridge/freezer
- Hotpoint single oven
- Beko four ring hob
- Extractor fan
- Hotpoint washing machine

SCHOOL CATCHMENT

Hautes Capelles Primary School and St Sampson High School

GROUND FLOOR



1ST FLOOR



LA PETITE MAISON

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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