

# Sea La Vie

Rue Des Crabbes - St Saviour - GY7 9QL

Price £1,195,000



REF: 2215

TRP: 217



- Lovely 4 bedroom cottage with 1 bedroom wing.
- Within walking distance of Perelle & Vazon bays.
- Main house comprises kitchen, dining room, lounge, bathroom & 4 bedrooms.
- The wing comprises kitchen/living room, shower room and bedroom.
- Large fully enclosed garden with outbuildings, driveways providing parking for up to 10 cars.
- Perry's Guide - Page 13 F5

























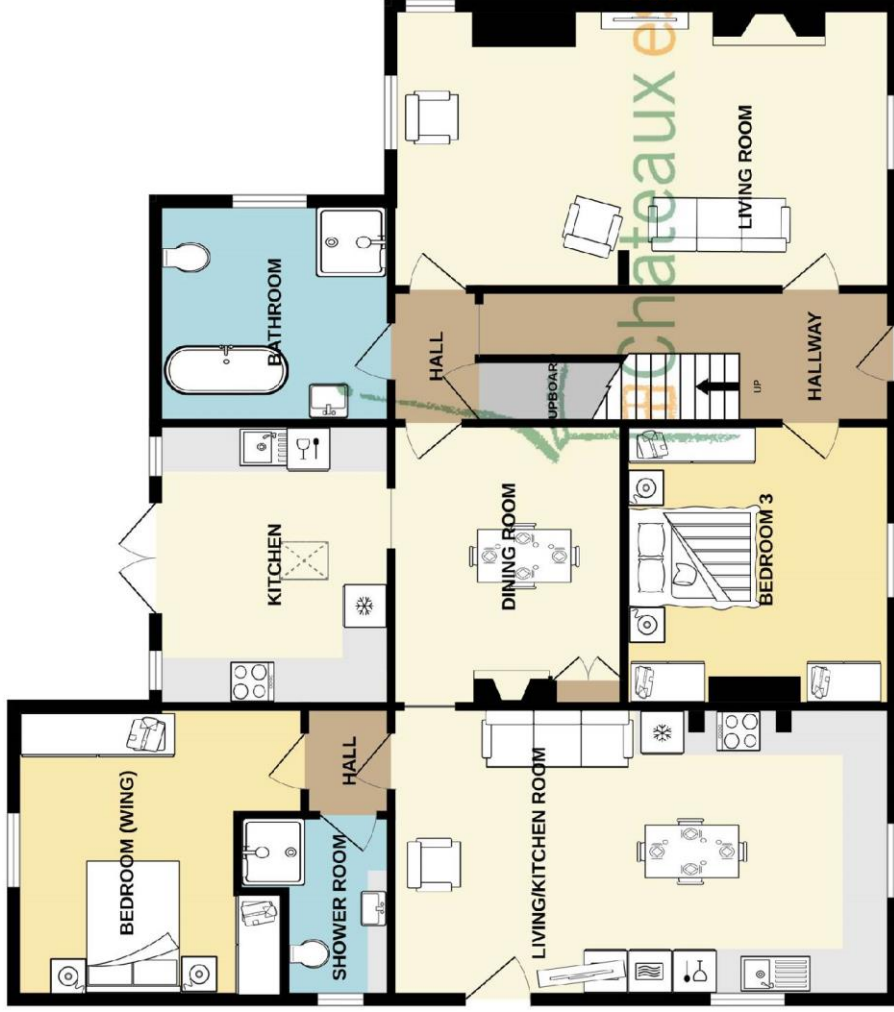




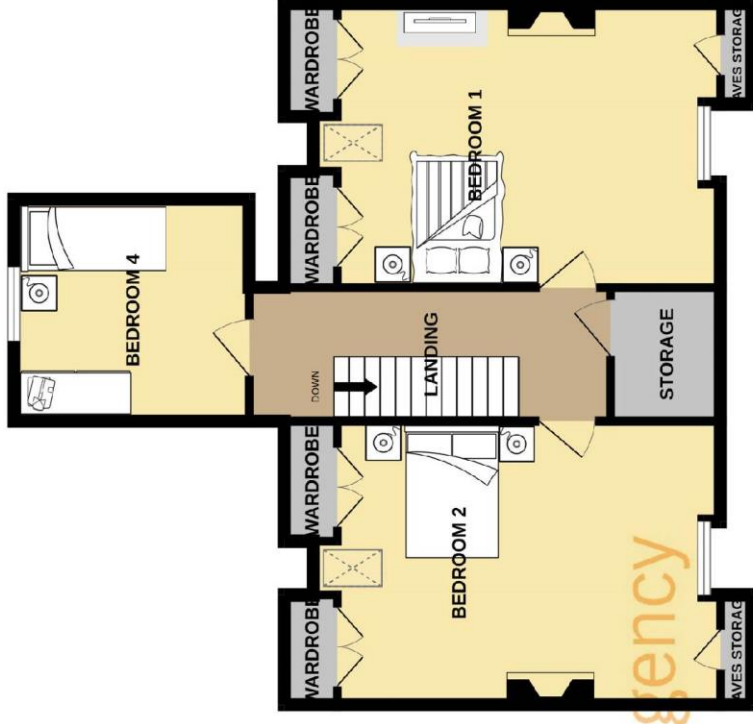








GROUND FLOOR



1ST FLOOR

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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## MAIN HOUSE

### ENTRANCE HALL 5.06m (16'7") x 1.82m (6'0")

UPVC wood effect door to front with feature oval leaded glass panel. Doors off to bedroom 3, living room, open archway to inner lobby and stairs to first floor.

### LIVING ROOM 6.81m (22'4") x 3.85m (12'8")

Generous size living room with feature fireplace housing a multi fuel stove. Windows to front & rear. 3 radiators.

### INNER LOBBY 1.82m (6'0") x 1.16m (3'10")

Doors off to family bathroom and dining room.

### FAMILY BATHROOM 3.05m (10'0") x 3m (9'10")

Fully tiled and fitted with a 4 piece suite in white comprising freestanding roll top bath, large shower cubicle, wash hand basin set on pedestal and WC. Window to side. Radiator.

### DINING ROOM 3.85m (12'8") x 3.15m (10'4")

Nice size dining room with feature fireplace and doors off to kitchen, inner hall and wing. Radiator.

### KITCHEN 3.88m (12'9") x 3.19m (10'6")

Newly fitted kitchen with wall and base units and contrasting worktops and upstands over, incorporating a single bowl white sink and drainer unit. Appliances include a Siemens oven, Siemens ceramic hob, stainless steel extractor hood, Blomberg fridge/freezer and Indesit dishwasher. Patio doors and two windows to rear along with a Velux window. Heat alarm.

### BEDROOM 3 3.85m (12'8") x 3.65m (12'0")

Good double bedroom with a range of fitted robes and storage. Window to front. Radiator.

## STAIRS/LANDING

Stairs to first floor landing with doors off to remaining bedrooms and large eaves storage cupboard. Hatch to loft space.

### BEDROOM 4 3.05m (10'0") x 3m (9'10")

Compact double bedroom with built in storage cupboard,. Window to rear. Radiator.

### BEDROOM 1 5.1m (16'9") Into Eaves x 3.7m (12'2")

Generous double with feature fireplace and built in eaves wardrobes/storage. Dormer window to front and Velux to rear. Radiator.

### BEDROOM 2 5.1m (16'9") Into Eaves x 3.68m (12'1")

Generous double with feature fireplace and built in eaves wardrobes/storage. Dormer window to front and Velux to rear. Radiator.

## PUFFIN WING

### KITCHEN/DINER/LOUNGE 6.81m (22'4") x 3.97m (13'0")

Lovely country style kitchen/diner offering ample space to cook, relax and dine in. With feature beamed ceiling and exposed granite lintel. Fully fitted with a range of cream wall and base units with contrasting granite worktops over incorporating a Belfast style sink and etched drainer. Neff appliances include a double oven, combination oven, microwave and hob, AEG extractor hood, Hotpoint fridge/freezer and Indesit dishwasher. Window to front and window and door to side. Doors to hallway and interconnecting doors to main house dining room. Electric radiator.

### INNER LOBBY 1.15m (3'9") x 1m (3'3")

Doors off to shower room and bedroom.

### SHOWER ROOM 2.05m (6'9") x 1.44m (4'9")

Newly fitted modern shower room comprising wash hand basin set in vanity unit with illuminated mirror over, w.c and separate shower cubicle. Fully tiled walls and extractor fan. Heated towel rail and Envirovent extractor.

### BEDROOM 3.93m (12'11") Max x 3.06m (10'0")

Good double bedroom, fitted with a range of wardrobes and overhead storage cupboards. Window to rear. Electric radiator.

## EXTERIOR

### FRONT

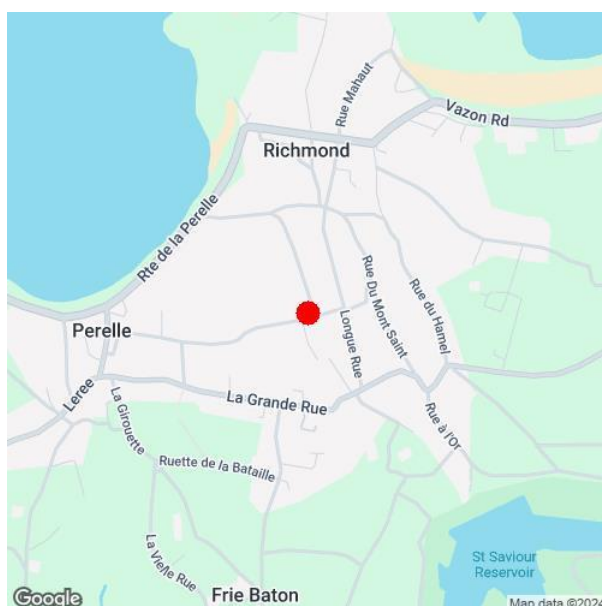
Low roadside wall with wooden gate and path flanked with lawn garden leading to front door. There are driveways to either side of the property providing parking for up to 10 cars.

### REAR

The rear garden is fully enclosed and the area immediately outside the property is laid to Alderney gravel. There is a workshop and a utility/store room housing a Hotpoint washing machine and Indesit tumble dryer for the main house. The large garden is mainly laid to lawn and bound by a mixture of granite/block walls and fencing. There is a small vehicle access point at the north east corner of the garden leading on to the Rue du Camp du Douit. Puffin Wing has it's own outside space which is laid to Alderney gravel set in concrete along with loose Alderney gravel area leading to a summerhouse (currently used as an office). There is also a block built store housing a utility with Hotpoint washing machine and Blomberg tumble dryer with a wash hand basin and WC to opposite corner.



Chateaux Estates are pleased to offer Sea La Vie to the market as sole agent. This lovely cottage & wing is set in a quiet country lane but within easy walking distance of both Perelle & Vazon bays and local amenities. The spacious accommodation of the main house offers a generous living room, kitchen, dining room, bedroom and family bathroom on the ground floor with 3 further bedrooms and eaves store room on the first floor and loft above. The wing comprises a kitchen/living room, shower room and bedroom. Outside there is a fully enclosed large garden laid to lawn along with a block built utility/store room accessed by the main house and a fully enclosed area laid to Alderney gravel set in concrete along with loose Alderney gravel area leading to a summer house and a block built store housing a utility and cloakroom area for the wing. To the front is a lawn garden along with driveways either side providing parking for up to 10 cars. This property must be seen to fully appreciate all it has to offer so don't delay call us today on 244544 to book a viewing.



**SERVICES:** Electric: Mains, Gas: None, Water: Mains, Sewerage: Cesspit Drainage, Telephone Supply Type: Unknown, Broadband Supply Type: Unknown, Oil Fired Boiler for Main House, Electric for Wing.

**PRICE INCLUDES:** Carpets, Curtains, Light Fittings and Listed Appliances.

**LISTED APPLIANCES:** **Main house:** Siemens oven, Siemens ceramic hob, stainless steel extractor hood, Blomberg fridge/freezer and Indesit dishwasher. Hotpoint washing machine and Indesit tumble dryer. **Wing:** Neff appliances include a double oven, combination oven, microwave and hob, AEG extractor hood, Hotpoint fridge/freezer and Indesit dishwasher. Hotpoint washing machine and Blomberg tumble dryer.

These particulars are supplied on the understanding that all negotiations and appointments are conducted through this office. Whilst care has been taken with these details we do not guarantee their accuracy, nor do they form any part of any contract.

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