

# 3 Le Chateau De La Montagne

La Charroterie - St Peter Port - GY1 1EJ

Price £550,000

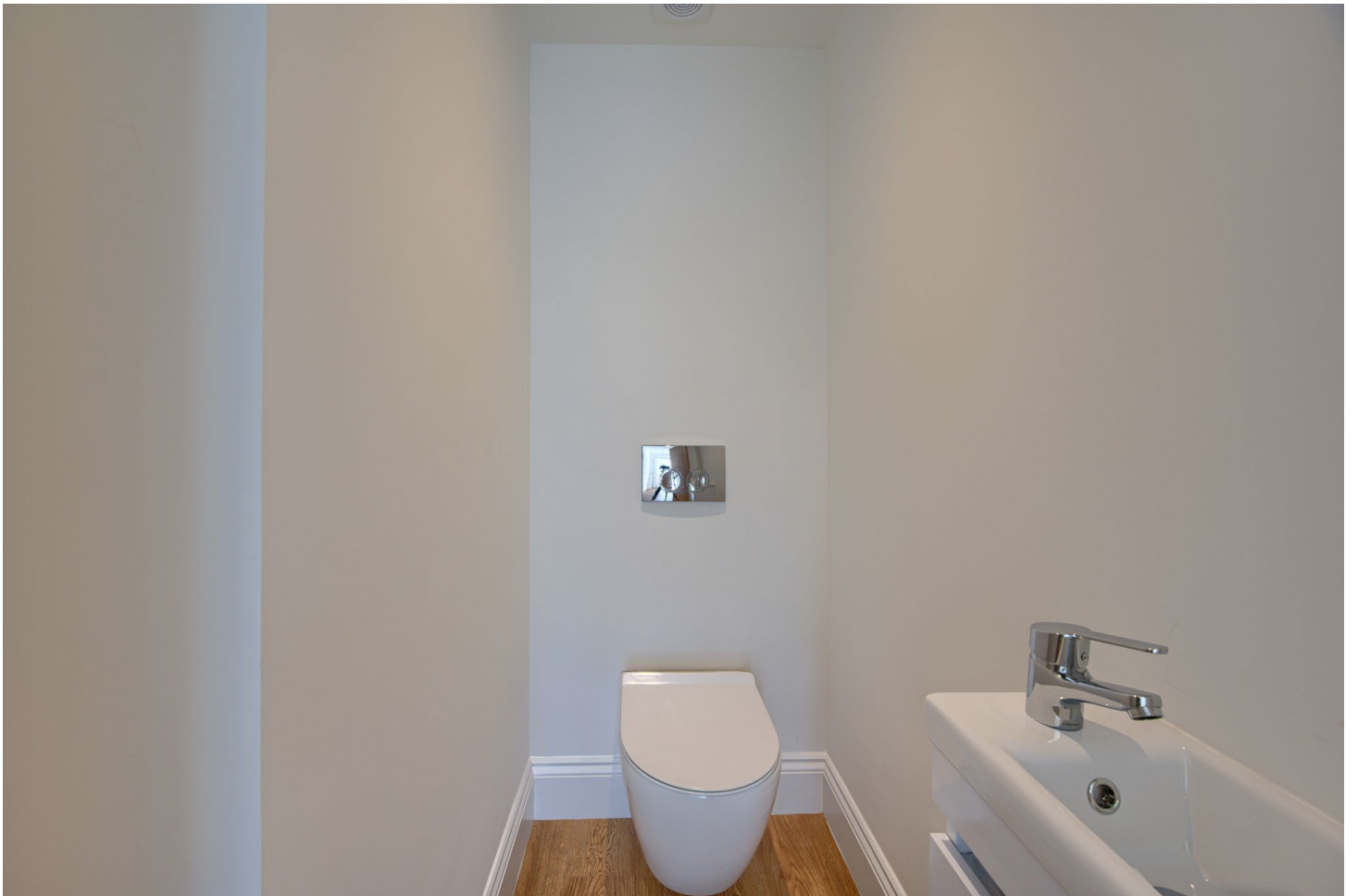


REF: 2497

TRP: 109



- Brand new 2 double bedroom property.
- Situated within walking distance to the town centre.
- Kitchen/diner, lounge and cloakroom.
- Two double bedrooms, utility and shower room
- Private courtyard and parking for 1 car.
- Perry's Guide - Page 5 G11.











GROUND FLOOR

1ST FLOOR

2ND 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.  
Made with Metropix ©2025

#### ENTRANCE HALL

uPVC glazed door to side leading into entrance hall. Doors to kitchen/diner, cloakroom and lounge. Stairs to 1st floor with storage cupboard under housing incoming electrics. Radiator.

#### KITCHEN/DINER 4.24m (13'11") x 2.92m (9'7")

Fitted with wall and base unit units in light grey with contrasting Silestone worktops over incorporating a stainless steel single bowl sink with drainer grooves and glass splashbacks. Appliances are all Lamona and include 4 ring induction hob with single oven and grill under and extractor fan over, fridge/freezer and full size dishwasher. uPVC sliding double patio doors leading out to courtyard. Underfloor heating.

#### CLOAKROOM 1.5m (4'11") x 0.88m (2'11") Min

Fitted with a two piece suite comprising WC and small wash hand basin set in vanity unit. Envirovent extractor fan.

#### LOUNGE 4.11m (13'6") x 3.2m (10'6")

Double glazing wooden frame windows to front and side fitted with wooden shutters. Radiator.

#### STAIRS TO 1ST FLOOR LANDING

Doors to utility room and bedroom 1. Stairs to 2nd floor landing. Radiator.

#### SHOWER ROOM 3.03m (9'11") x 2.07m (6'9")

Fitted with three-piece suite comprising of walk-in shower with glazed side screen, wash hand basin set in vanity unit with illuminated mirror fronted cabinet over and WC. Double glazed obscure wooden framed windows to front and side. Envirovent extractor fan. Fully tiled walls and floor. Underfloor heating.

#### UTILITY ROOM 1.94m (6'4") x 1.57m (5'2")

Fitted worktop to one wall with AEG washing machine and tumble dryer under. Hot water cylinder to side. Envirovent extractor fan.

#### BEDROOM ONE 4.28m (14'1") x 4.17m (13'8") Max

Good size double bedroom with two double glazed wooden frame windows to rear together with fitted wooden shutters to both. Fitted wardrobes and radiator.

#### STAIRS TO 2ND FLOOR LANDING

Door to bedroom 2.

#### BEDROOM TWO 4.19m (13'9") x 3.25m (10'8")

Double bedroom with vaulted ceiling and double-glazed wooden frame window to side with fitted wooden shutters. Fitted wardrobes and radiator.

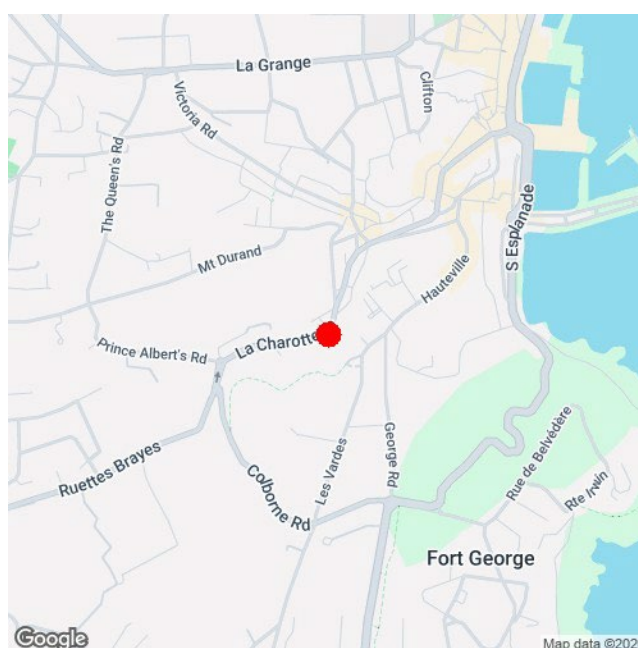
#### COURTYARD

Sunny courtyard, which is fully paved, bounded by fencing and a low rendered wall to one side. Gate to side leading to parking area.

#### PARKING

1 allocated parking space for a small car.

This brand new two double bedroom town house is conveniently located in the heart of St Peter Port within walking distance of the town centre and presents a wonderful opportunity for those working in and around the area. Set over three floors the immaculate accommodation provides a kitchen/diner with double sliding patio doors to private courtyard, lounge and cloakroom on the ground floor, double bedroom, utility and shower room on the first floor and bedroom 2 on the top floor. Presented in 'new build' condition this property is a perfect low maintenance home. Externally the house offers an attractive enclosed rear courtyard. There is also allocated parking for 1 medium size car together with good on-street parking right outside. Altogether a truly stylish, yet charming low maintenance property with so much to offer and comes recommended by Chateaux to any potential purchaser. Call us today on 244544 to book a viewing.



**SERVICES:** Electric: Mains, Gas: None, Water: Mains, Sewerage: Mains, Telephone: Landline, Broadband: Unknown

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

**LISTED APPLIANCES:** Lamona and include 4 ring induction hob with single oven and grill under and extractor fan over, fridge/freezer and full size dishwasher. AEG washing machine and tumble dryer under.

**WHAT3WORDS:** stylists.farmhouse.neck

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.

Brenton House - Les Petites Capelles - St Sampson - GY2 4GX  
T: 01481 244544 - E: [info@chateaux.gg](mailto:info@chateaux.gg)  
W: <https://www.chateaux.gg>

