

INTRODUCING

Le Vivier, La Grande Route De Rozel, St Martin, JE3 6AX



Connecting People & Property Perfectly.

The 'Le Vivier' refurbishment by DiCasa Homes was over two years in the making and without a doubt their finest and most luxurious branded residence to date in Jersey. This outstanding estate is set in almost 7 acres of land in the parish of St Martin, spans over 15,000 sq. ft and delivers on every expectation.

Upon arrival at this impressive estate, set on a quiet road to Rozel in St. Martin, you can be forgiven for not noticing the grandeur. For behind the very private, tree lined and cobbled driveway with majestic gates, lies a 15,000 sq. ft beauty, set far enough back from the main road to be hidden amongst 7 acres of magnificent ancient woodland. A 4 Camera CCTV system with 30 day recording and including NPR (Number Plate Recognition) camera, provides the most up to date security for this estate.

Le Vivier` is on a par with a first-class new build, a luxury residence with 4 bedrooms en-suite in the main house, staff & family kitchen, a separate two bed apartment annex, wine cellar, a 1-bedroom guest cottage, a new infinity swimming pool, gym, spa, and cinema complex, stamped with the DiCasa hallmark of exclusivity and warranty.

This stunning and unique gated property features cutting edge interior design, a triple garage and is ready to walk into, completely furnished and filled with everything you could possibly desire. The DiCasa team spared no expense in this leisure complex refurbishment from the stunning tiles to a state-of-the-art filtration system to clever lighting and contemporary aesthetic. A high performance automatic Roldeck pool cover was installed, providing excellent insulation and reducing energy consumption. The overall effect of this can result in energy savings of up to 70% as well as reduced water consumption. The result – an amazing light filled space dominated by an impressive pool and relaxation area. The leisure complex also includes a gym, sauna, shower facilities, a kitchen, and a wood panelled cinema room, complete with bar and entertaining space upstairs.

This isn't so much of a kitchen but an entire basement kitchen emporium, complete with television lounge, dining room and a custom built orangerie that spans the length of the house, with fully automated heat and weather controlled blinds, perfect for all seasons. Limestone tiles with full underfloor heating line the expansive studio space within the kitchen emporium that includes an additional dining room and snug, with majestic doors that open to the rear patio. It's the perfect family environment, where each group can enjoy each other's company without indulging in each other's space. The DiCasa team have taken an unconventional approach, implementing their signature DiCasa colour palette, seeking clean lines, contemporary finishes, and opulence at every corner.

From the distinctive artwork to the double width mahogany side units, the kitchen emporium extends to form a wonderful TV living room with a flat screen television embedded into the central pillar above an open log fire. Today, kitchen TV rooms are outfitted as an extension of the cooking area, with the TV acting more as a piece of décor. This studio space is elevated to form not just a lounge but an additional entertaining space, that will no doubt become one of the most favoured areas in the house. The mood can be dictated by the Sonos audio system, with integrated Lutron keypads that is positioned around the entire property. Key rooms have been fitted with TVs connected to a central hub giving 4K UHD distributed signals, with a simple to operate control system - Control4.

The house conforms to DiCasa's greener living objectives and exceeds sustainable expectations. The team had a distinctive vision with regards to this property's retrofit. They wanted a low-energy, highly sustainable solution for this impressive estate. The projects carbon footprint has been assessed over its whole lifecycle, with both the embodied carbon of the retrofit and the operational aspects sensibly appraised.

The building's distinctive and detailed reconfiguration, along with its carefully specified and well detailed fabric upgrade, delivers and exemplary turn-key home with outstanding energy efficiency across its multi-generational and leisure offerings.

The drawing room at Le Vivier acts as the home's centrepiece. An uber luxe and contemporary look with pops of metallics, surrounded by walnut hexagons and silk sofas. This modern lounge keeps it interesting using shades of taupe, scattered with collectable art pieces. There is a recurring creative theme and colour palette across a DiCasa branded residence and no more on display at this stunning estate set in St. Martin.

On the ground floor you will find a large study. The DiCasa hues are never extreme in character but this study with its dark brown wood panelled bookshelves, allows for a sense of richness across the space. A contemporary desk with enough space to hold meetings and rest in the knowledge that the 'work from home' space is not just a necessity, but a joy! Ruckus WiFi system with full internal coverage in WiFi6, and key external areas with WiFi5, makes sure that there will be no internet interruptions across the entire property. The Control4 system can be linked to all connected services, i.e. CCTV, gate control, audio, heating etc, to allow for app control and on-screen control – all from the comfort of your own desk!

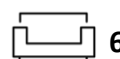
Each of the four en-suite bedrooms located across the first and second floors of the main house follow the signature DiCasa aesthetic of warm taupe's, luxe velvets, and soft nudes. Old master mouldings have been perfectly restored and bronzed, with the occasional furniture adding gravitas and warmth. Each of the bedrooms contain a dressing room, and make up area, designed and created to suit contemporary living requirements.

The DiCasa team have delivered an exceptional array of dreamy bathrooms across Le Vivier, each featuring high end designer units and luxurious tiles. Each space is filled with natural light, with an off-white wall base that surrounds a richer finish on the vanity units, and avantgarde textures on the throws and chairs. From the designer baths to the to the basins and taps, each one is innovative, beautiful, and durable, and completes the decidedly modern aesthetic.

Within the leisure complex, which is in a separate building annex to the main house, we find a bespoke cinema room, allowing you to enjoy the magic of cinema in your own home with a 7.4.1 Atmos cinema system with projector and 140' screen. With significant experience in cinema installation and design, DiCasa have created an enviable and luxurious space where you can lounge in the velvet covered sofa chairs whilst watching a movie. If this isn't enough, on the upper floor of the annex, there is a bar and party room. The space comes complete with state-of-the-art technology with Lutron controlled black out blinds and lighting.

Le Vivier is the perfect multi-generational estate with its one-bedroom annex and a separate two-bedroom cottage, perfect for family or guests. The DiCasa team always have a focus on function, practicality, and style and this is perfectly represented in their additional living areas. For the cottage and apartment annex are equally as luxe as the main house, fitted with a selection of high-end appliances and finished with luxurious fabrics and statement kitchens.

Price £19,000,000 Qualified | Freehold | Property ID: 3057















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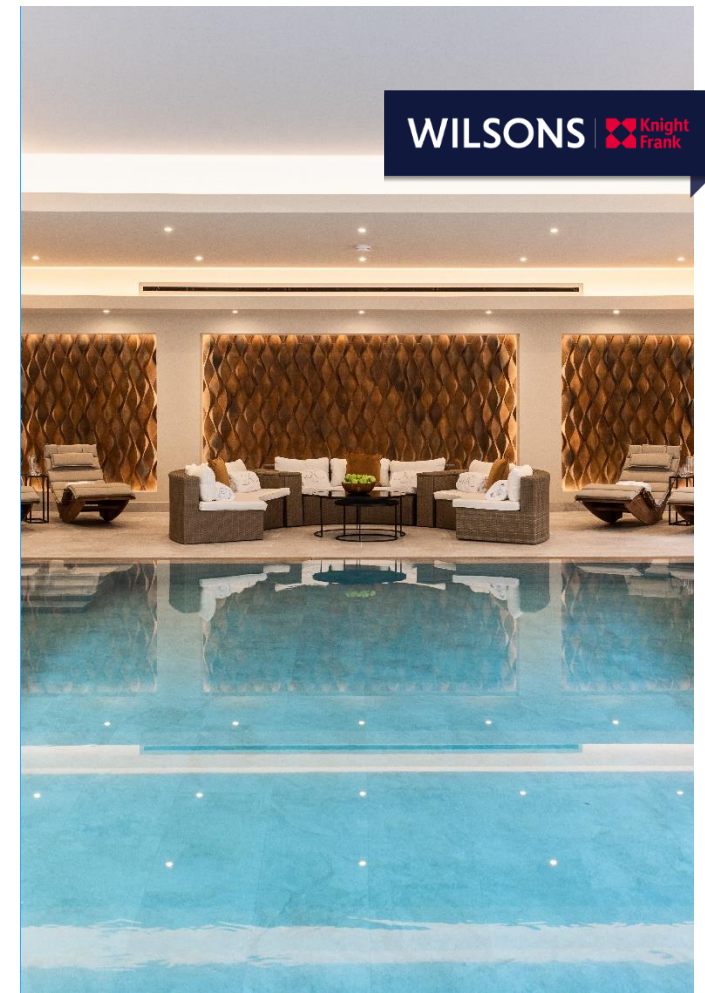


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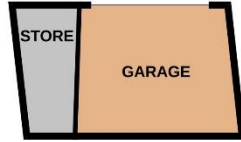




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LOWER GROUND FLOOR
2292 sq.ft. (212.9 sq.m.) approx.



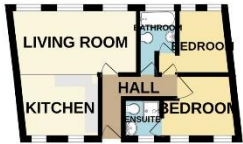
GROUND FLOOR
2716 sq.ft. (252.3 sq.m.) approx.



2ND FLOOR
646 sq.ft. (60.0 sq.m.) approx.



1ST FLOOR
1923 sq.ft. (178.7 sq.m.) approx.



TOTAL FLOOR AREA : 11427 sq.ft. (1061.6 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.

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