

INTRODUCING  
Carmael, La Route De La Villaise, St Ouen, JE3 2AP



Connecting People & Property Perfectly.

Situated on a quiet lane in rural St Ouen, offering privacy, peace and quiet. This fantastic, detached bungalow is ideally located only a short drive into St Ouen's Bay or short drive to St Ouen's Village, with all the amenities the Village has to offer.

The spacious accommodation comprises entrance hall, sitting room, kitchen/breakfast room, utility room, a second sitting room, conservatory, four bedrooms and two bathrooms.

Externally there is a double garage/workshop, large wrap around garden overlooking fields, with patio, decked areas and lawn. There is also an extensive front forecourt with parking for up to ten cars.

- **Rural St Ouen location**
- **Detached bungalow**
- **Four bedrooms, two bathrooms**
- **Kitchen/breakfast room, two sitting rooms & conservatory**
- **Large wrap around garden overlooking fields**
- **Double garage/workshop plus parking for ten cars**

**Price £1,350,000** | Qualified | Freehold



3



4



2



10

PROPERTY ID: 3092

























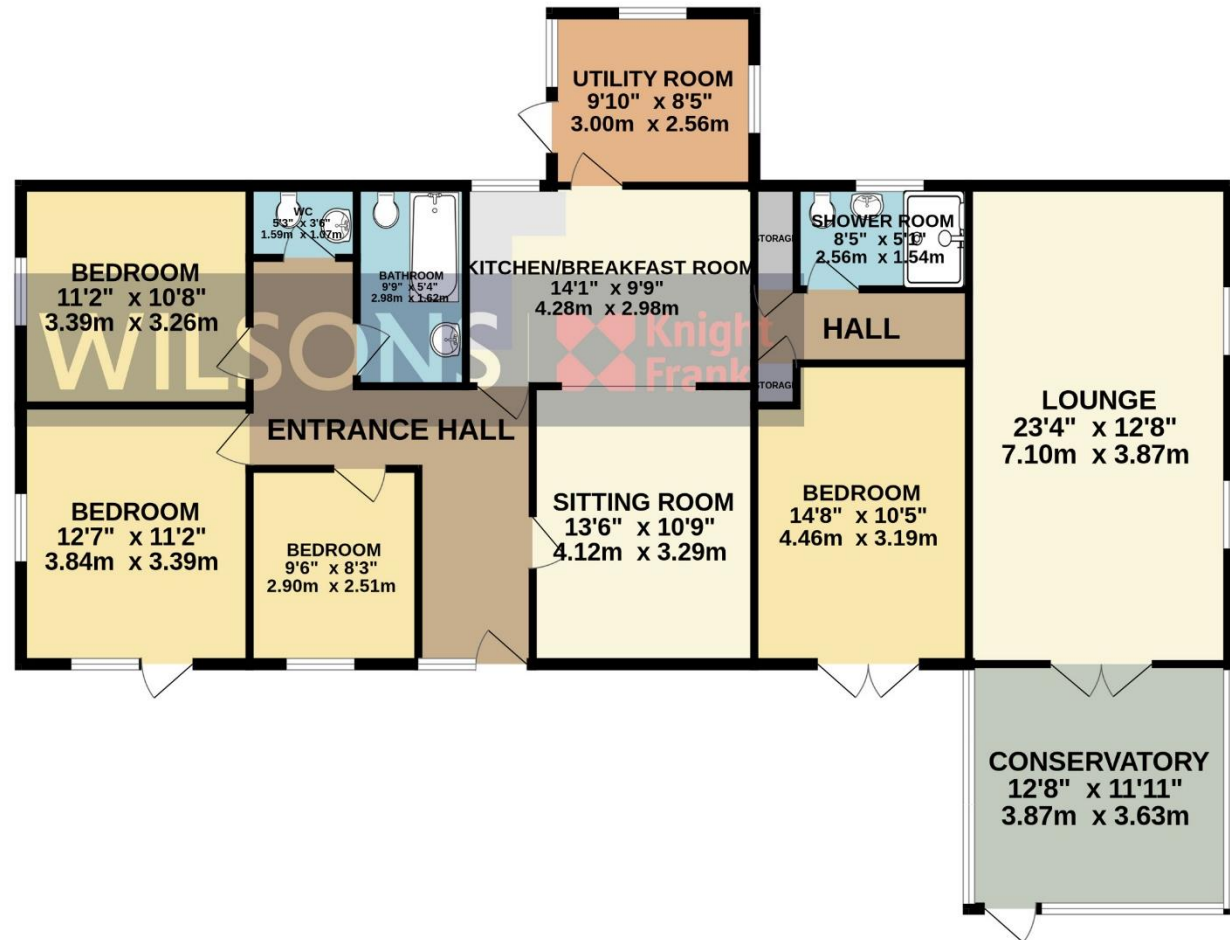
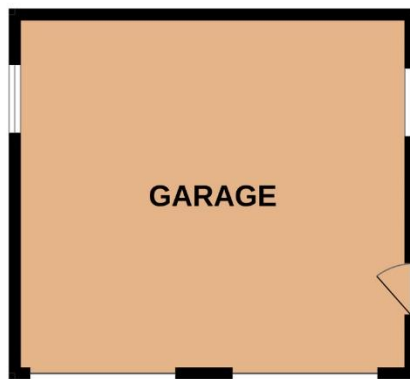












TOTAL FLOOR AREA : 2089 sq.ft. (194.1 sq.m.) approx.

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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## SERVICES

Mains drains  
Mains water  
Electric heating

## DIRECTIONS

Pass through St Ouen's Village, take a left into Route de Trodez, follow the road for 200 meters then take the left onto La Ruelle. Follow the road onto Route de la Villaise, then turn into the first driveway on right hand side. Carmael is the second property on the right.

## ANTI MONEY LAUNDERING

Once an offer is accepted and negotiations for the purchase of a property are entered into, the prospective purchasers will be asked to produce photographic identification and proof of residency documentation, e.g. current utility bill. This is in order for us to comply with the current Money Laundering Legislation

## VIEWING STRICTLY THROUGH WILSONS KNIGHT FRANK

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Call: +44 (0) 1534 877977  
Email: [office@wilsons.je](mailto:office@wilsons.je)

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