

INTRODUCING

Le Touquet, 7 Petite Route De Campagne, St Peter, JE3 7LL



Connecting People & Property Perfectly.

Introducing Le Touquet, a modern residence nestled within an esteemed and highly desirable development, complete with a private gated entrance. This four bedroom property boasts an impressive layout, with the ground floor comprising elegant reception and family rooms together with a fully fitted study, wine room and utility. On the first floor, you'll find four generously sized bedroom, offering a tranquil retreat. The principal bedroom is a haven of luxury, featuring a spacious built-in dressing area, a stunning en-suite bathroom, and access to a terrace that seamlessly blends indoor and outdoor living. Connected to the kitchen, a spacious and sunlit living area awaits, complete with a wood burner and another set of floor to ceiling glazed doors that grant access to the garden. This expansive space is perfect for both entertaining guests and enjoying quality family time. Every detail of this family home has been meticulously crafted to the highest standard, ensuring an impeccable finish throughout, allowing you to move in effortlessly. Externally, the property offers good size enclosed garden laid to lawn with full garden irrigation system, double garage with large studio above and electric doors providing secure parking, along with additional space for up to eight plus cars.

- **Peaceful country setting**
- **Substantial four bedroom house**
- **Large South facing garden**
- **Gated entry**
- **Double garage with studio above**
- **Additional parking for circa eight cars**

**Price £3,150,000** | Qualified | Freehold



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4



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PROPERTY ID: 3220

















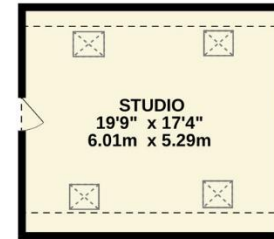
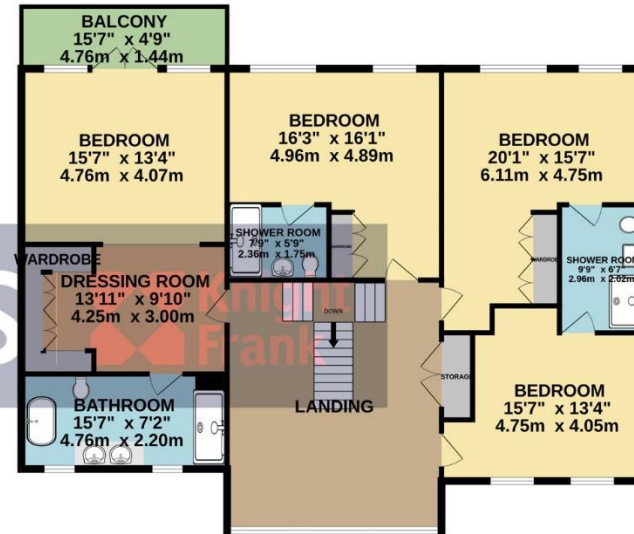




GROUND FLOOR  
1938 sq.ft. (180.0 sq.m.) approx.



1ST FLOOR  
1873 sq.ft. (174.0 sq.m.) approx.



TOTAL FLOOR AREA : 3811 sq.ft. (354.1 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 water
- Mains drains
- Electric central heating

### 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.

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