

INTRODUCING
Les Hiboux, Rue De Haut, St Lawrence, JE3 1JZ



Connecting People & Property Perfectly.

Set in an elevated position with breathtaking sea views across St. Aubin's Bay, this elegant home offers spacious accommodation and immaculate gardens.

The property welcomes you with a grand and inviting entrance hall. On the first floor, you'll find an expansive open-plan lounge, dining and bar area, perfectly positioned to take in the stunning sea views. Sliding doors lead out to a large, south-west facing terrace, ideal for entertaining guests or simply relaxing while enjoying the sunset. Adjacent to the lounge is a separate kitchen, also benefitting from the same spectacular views. A snug and a convenient cloakroom complete the first-floor layout. The property features three well-proportioned bedrooms, including a master suite with built-in wardrobes, dressing room and en-suite bathroom. The second bedroom also boasts en-suite facilities, there is a further bedroom, a house bathroom and dressing room. On the ground floor, there is also another reception room, gym, shower room and a practical utility room provides space for laundry and additional storage. Outside, the immaculate lawned garden is a highlight, featuring a charming turret that adds character to the outdoor space. The large terrace offers ample room for outdoor dining and relaxation. A gated driveway provides secure parking for up to eight cars, plus a spacious double garage. This villa is a rare find, combining Mediterranean charm, stunning coastal views, and modern convenience in a highly sought-after location. It is perfectly suited for those seeking a luxurious home with ample space for family living and entertaining.

- **Breathtaking sea views**
- **Expansive open-plan living**
- **Three bedrooms, four bathrooms**
- **Immaculate garden & terrace**
- **Secure gated parking**
- **Double garage**

Price £1,690,000 | Qualified | Freehold



3



3



4



8

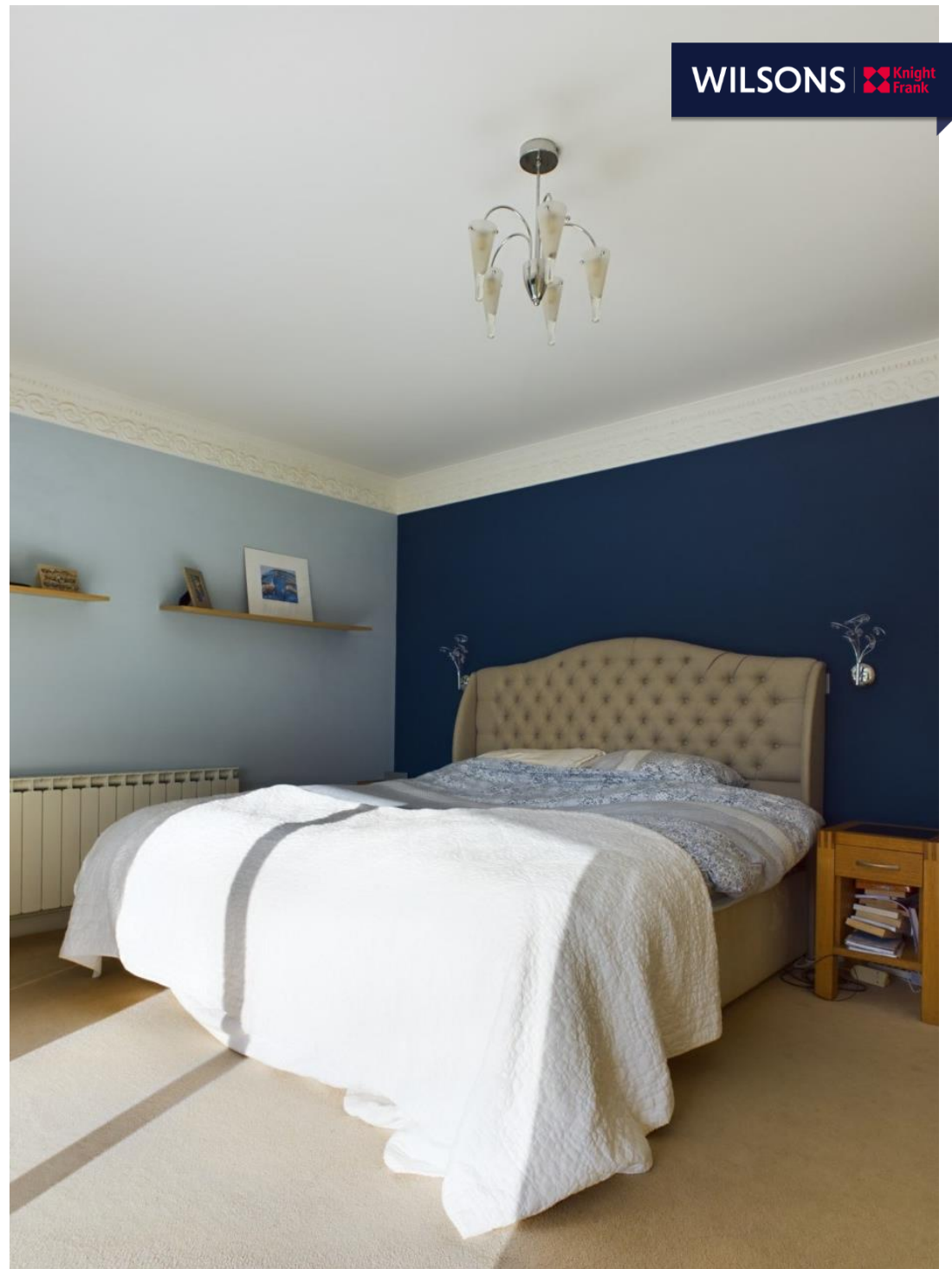
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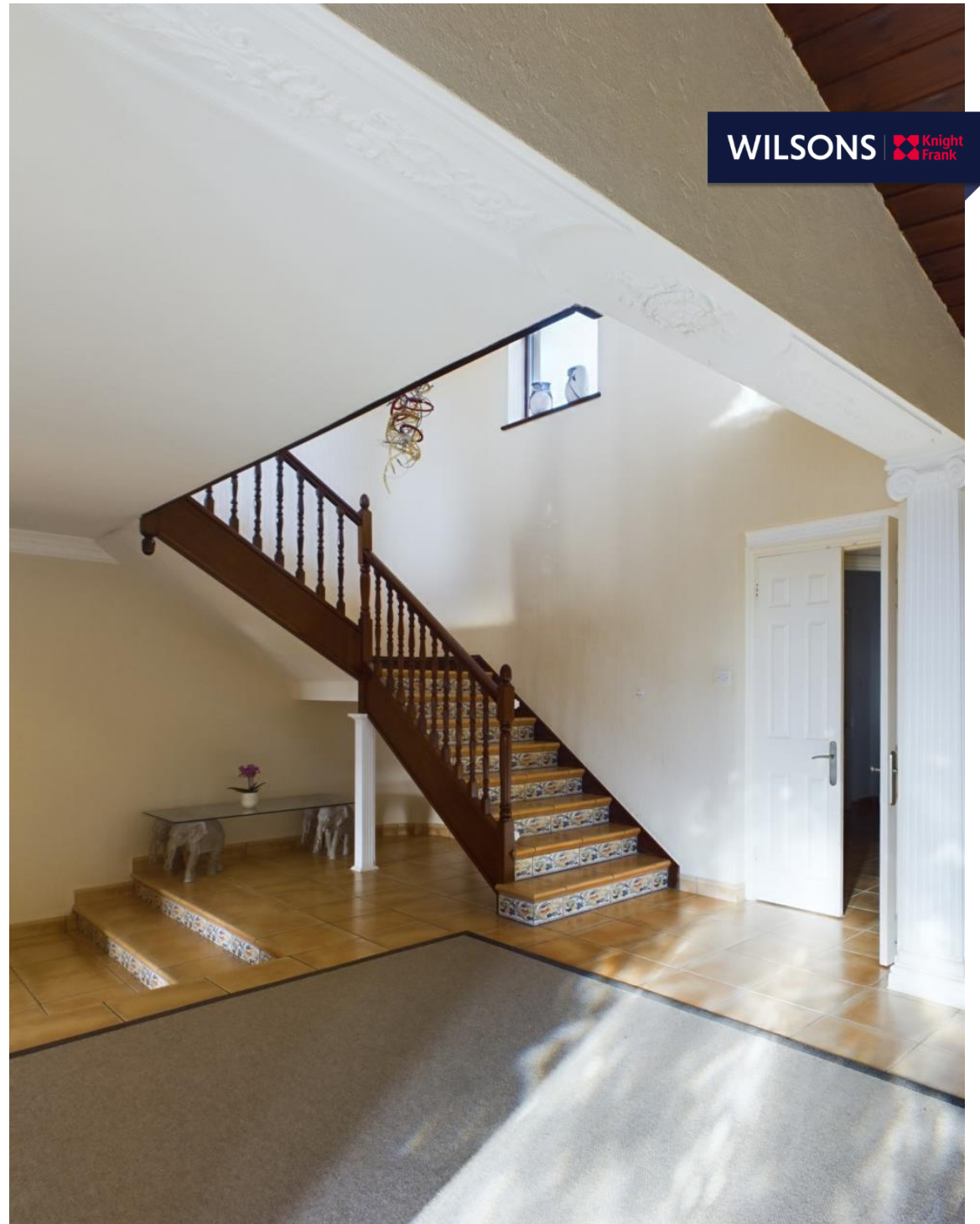












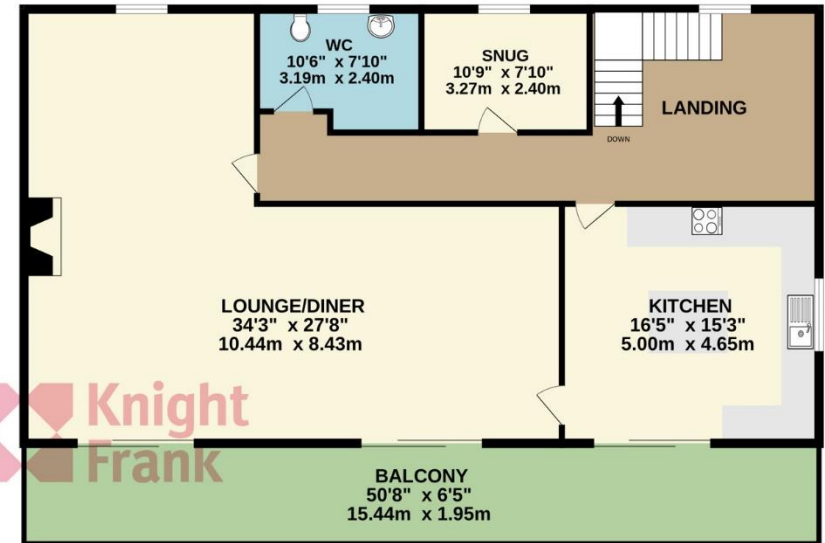




GROUND FLOOR
2277 sq.ft. (211.5 sq.m.) approx.



1ST FLOOR
1391 sq.ft. (129.2 sq.m.) approx.



TOTAL FLOOR AREA : 3667 sq.ft. (340.7 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

Oil fired central heating

DIRECTIONS

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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