

INTRODUCING
5 Trois Chenes, Mont De La Chesnaie, St Lawrence, JE3 1HR



Connecting People & Property Perfectly.

Situated down a country lane is this charming two bedroom cottage, quietly located in a select development in rural St Lawrence.

Presented in excellent condition throughout, the accommodation is split over two floors. The entrance level provides two double bedrooms both with fitted wardrobes, house bathroom and under the stair storage. The first floor offers a bright and airy living room/diner, with large windows allowing plenty of natural light to flood through the cottage with a separate fully fitted modern kitchen which overlooks the courtyard.

The property also benefits from a sunny communal courtyard, shared storage/drying room and one single garage.

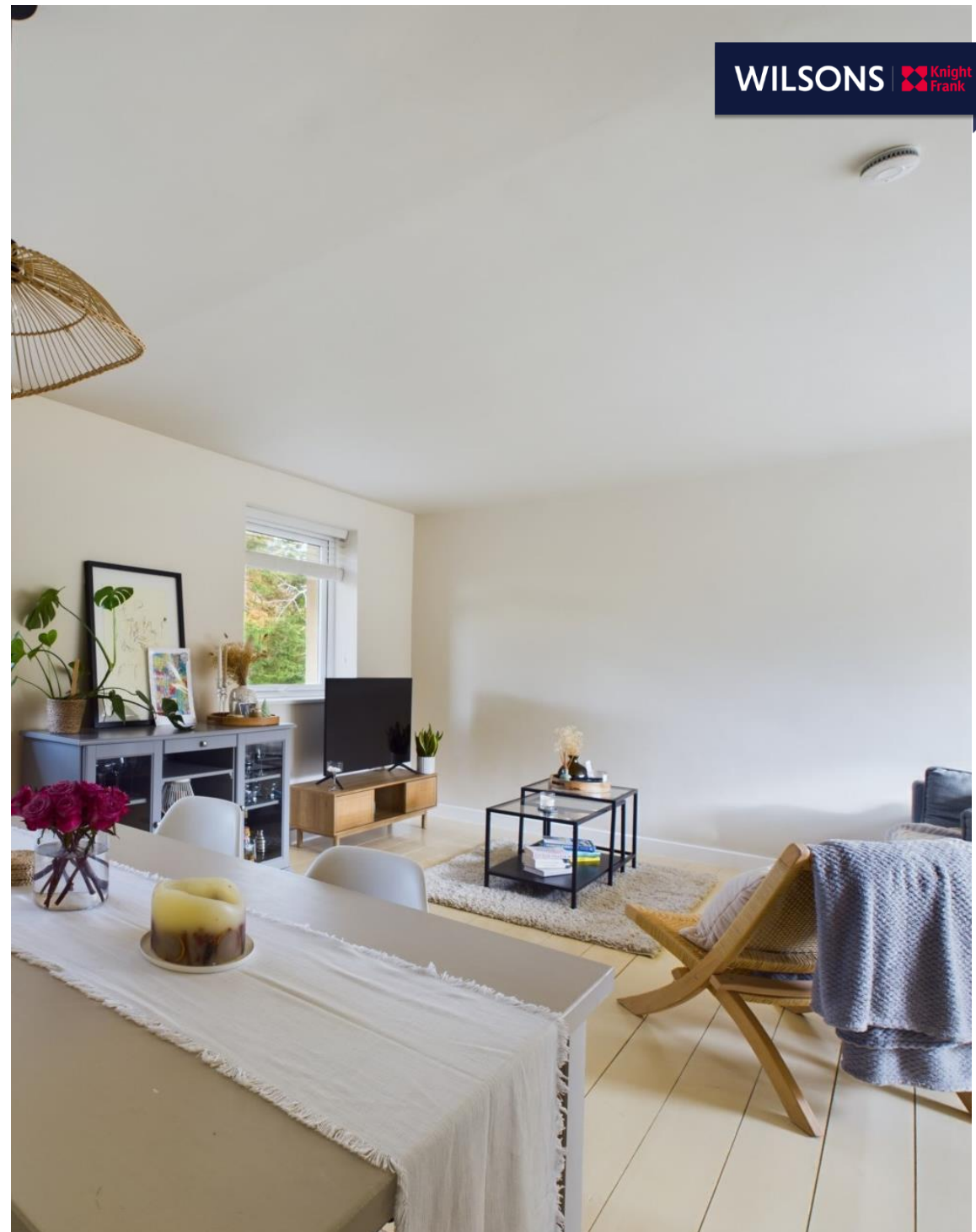
The property would be an ideal alternative to apartment living for those wishing to reside in a quiet country location and would appeal to both young professionals and those wishing to downsize.

- **Charming country cottage**
- **Two double bedrooms**
- **Bright living space**
- **Beautifully presented**
- **Communal courtyard**
- **Garage parking plus store room**

Price £585,000 | Qualified | Share Transfer



PROPERTY ID: 3341



WILSONS | Knight Frank







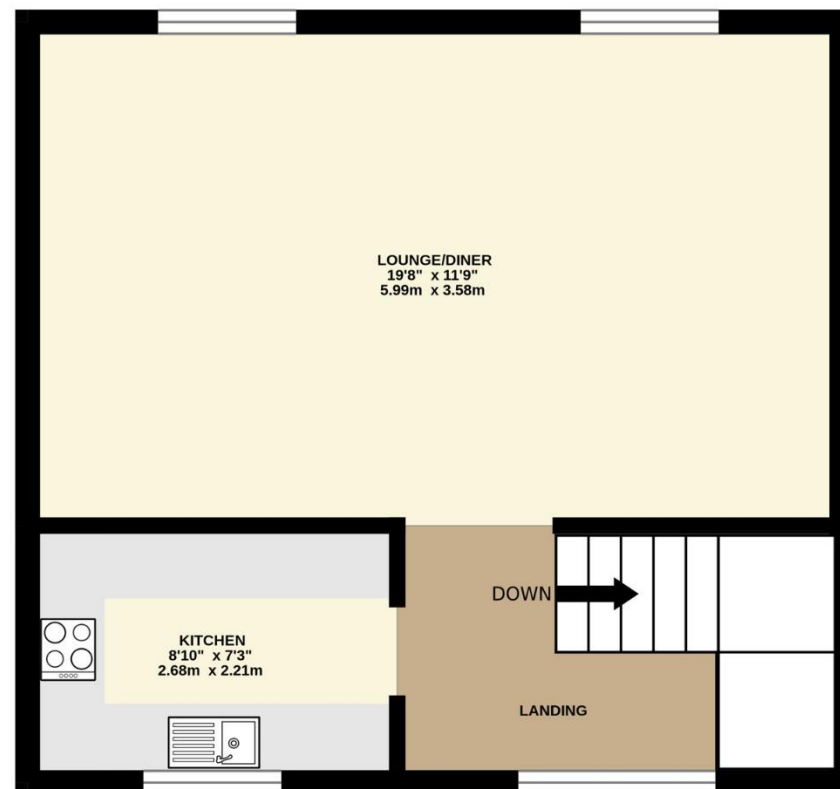




GROUND FLOOR
351 sq.ft. (32.6 sq.m.) approx.



1ST FLOOR
351 sq.ft. (32.6 sq.m.) approx.



TOTAL FLOOR AREA : 701 sq.ft. (65.2 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

Borehole water
Septic tank
Fully double glazed
Electric heating

£100 pcm to include building insurance, communal electricity and maintenance, garage electricity, water filtration, account fees and parish rates.

DIRECTIONS

From Mont Felard garage turn into Rue des Corvees then right into Mont de la Chenaie, property is 400m on the RHS

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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