



Le Mont Les Vaux

St. Brelade, Jersey

- Modernised Two Bedroom Bungalow
- Planning Permission in Place to create Private Driveway
- Planning to create a second floor
- Situated amongst Woodlands
- Valley and Sea Views
- Elevated Position with total Privacy

Asking Price £725,000 Flying Freehold

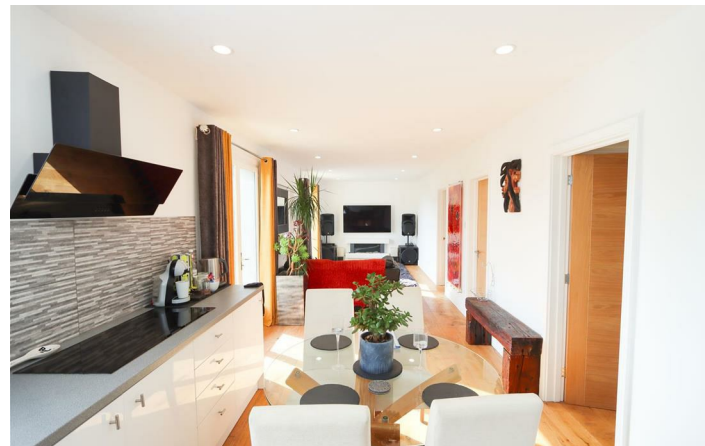


Freehold:- Tucked away in a secluded, highly coveted position, this exceptional property offers a rare opportunity to acquire a residence where natural beauty, privacy, and potential converge. Surrounded by lush, mature woodland and commanding views across a dramatic valley to the sea beyond, this unique property redefines tranquillity and exclusivity.

At the heart of the woodland lies a modernised two-bedroom bungalow, finished to a high standard internally, offering a seamless blend of comfort and contemporary living. The window frames a scene of cinematic beauty — whether it's the rustling canopy of the surrounding woodland or the glistening coastline in the distance.

Beyond the main residence, a charming woodland cabin nestled on an elevated deck provides a captivating retreat. With views stretching across the treetops to the sea, it offers an idyllic space for creative inspiration, guest accommodation, or simply a place to unwind in perfect harmony with nature.

The grounds themselves are expansive and brimming with possibility. With full planning

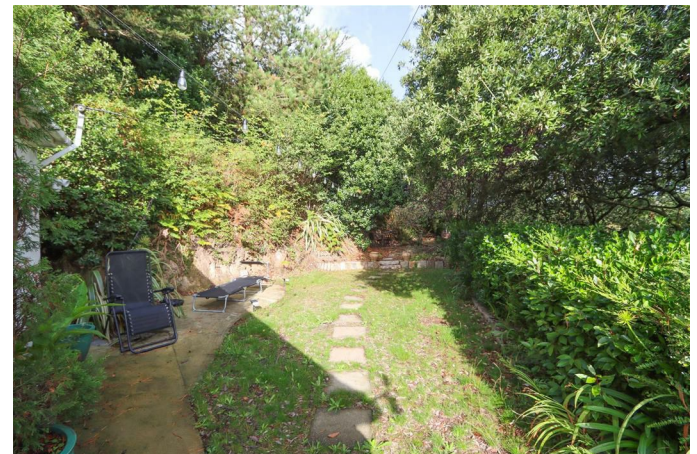


permission granted for a private driveway and ample scope to extend or reconfigure the existing structures (Planning approved to create a second floor with balcony), this is a rare canvas for visionary buyers seeking to create a legacy home in a setting that is both peaceful and profoundly beautiful. One parking space. Service:- Electric Heating, No Gas. Heating Rate is a Grade A+, bore hole water, house construction block, internal cavity wall insulated. One Parking space is agreed with the Parish.

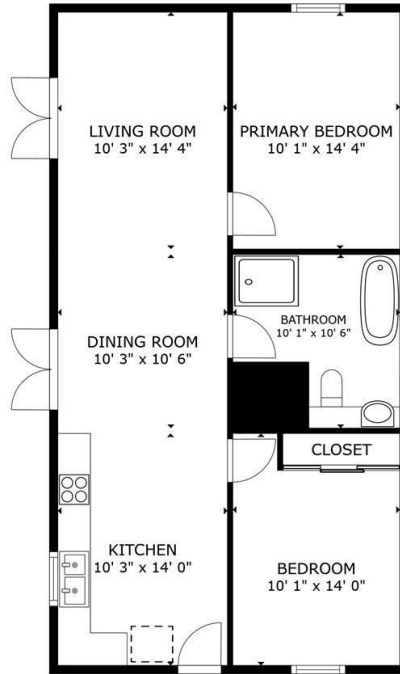
This is a truly unique opportunity and viewings come highly recommended by the vendors sole agent.







Local Authority
Council Tax Band **Exempt**
EPC Rating



FLOOR PLAN

GROSS INTERNAL AREA
FLOOR PLAN 816 sq.ft.
TOTAL : 816 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

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