



# Le Coin Cottage

Le Mont Du Coin

St. Brelade

JE3 8BE

£797,500

FC051

**FREEHOLD** – A rare opportunity to acquire a charming 3-bedroom cottage in a quiet lane in St. Brelade.

Whether you choose to refurbish the existing home or take advantage of the approved redevelopment plans, this is a versatile investment with significant potential and strong long-term appeal. A unique chance to transform this delightful cottage into your forever home.













**Outside**

Enclosed gardens

Parking and carports

**Services****Directions**

Proceed up Le Mont du Coin and the cottages are on your right hand side

**Call us on**

**01534 888855**

**[jersey@fineandcountry.com](mailto:jersey@fineandcountry.com)**

**[www.fineandcountry.je](http://www.fineandcountry.je)**

**5 King Street, St Helier, Jersey, JE2 4WF**

MONEY LAUNDERING REGULATION - 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 and ID. This is in order for us to comply with the current Money Laundering Legislation.

Fine & Country Jersey advises prospective purchasers that we have prepared these sales particulars as a general guide only. We have not carried out a detailed survey, nor tested the services, appliances and specified fittings. Room sizes are approximate and rounded; they are taken between internal wall surfaces and therefore include cupboards/shelves etc, accordingly they should not be relied upon when purchasing fittings. Carpet, curtains/blinds and kitchen equipment, whether fitted or not, are deemed to be removable by the vendor unless specifically itemised within these particulars and/or within the property inventory. These particulars are supplied on the understanding that all negotiations are conducted through Fine & Country Jersey, their accuracy is not guaranteed nor do they form part of any contract.