





# Vue du Pre

La Grande Route De Rozel

St. Martin

Jersey

JE3 6AX

£2,995,000

FC303

FREEHOLD - BEAUTIFUL 2 GENERATION HOME. Set in a tranquil part of the ever-popular rural parish of St Martin, this country residence provides a highly desirable family home, located within a very short walk of St Martin's Village.

The principal accommodation includes 2 spacious reception rooms, a study, kitchen/family room, utility room, 4 bedrooms, 4 bathrooms (3 en-suite). Additionally there is a self-contained 2 bedroom apartment which can be accessed from inside the property or via it's own private entrance. Ideal for guests or an option to create extra income.

Approached via gates, the house stands within lovely mature gardens of approximately 11 Vergees, with a swimming pool, tennis court, ample parking and garaging. Above the garage is a large office which could also be converted into an extra apartment if needed.

The property is in superb condition throughout but would benefit from modernisation. This well proportioned house would suit various families due to its versatile accommodation. Early viewing is highly recommended by the vendors SOLE agent.















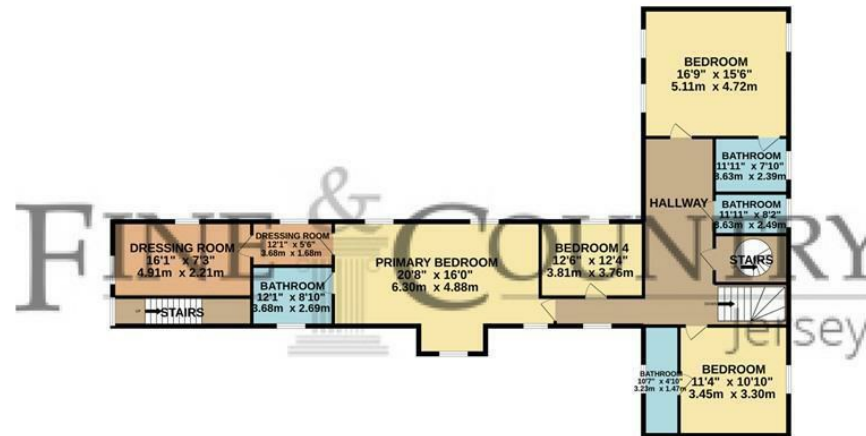




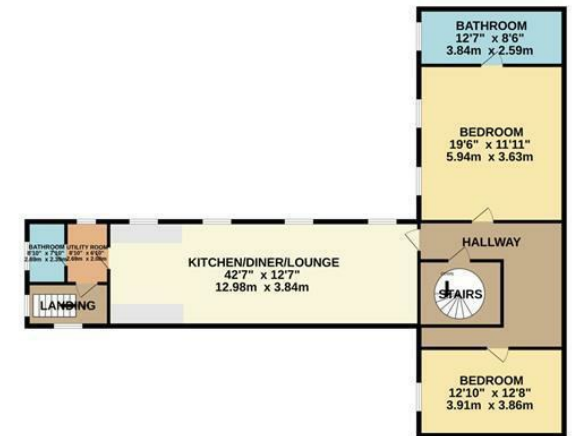
GROUND FLOOR  
1438 sq.ft. (133.6 sq.m.) approx.



1ST FLOOR  
1597 sq.ft. (148.4 sq.m.) approx.



2ND FLOOR  
1378 sq.ft. (128.0 sq.m.) approx.



TOTAL FLOOR AREA : 4413 sq.ft. (410.0 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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### **Outside**

Gated entrance with ample parking and double garage.

Separate office block above the garage.

Swimming pool.

Tennis court.

Large gardens and 11 verges of land.

### **Services**

Mains water and mains drains via a pumping station.

Oil fired central heating.

### **Directions**

From the Royal pub in St Martin head towards Rozel, the property is located on the right hand side after Clos du Vivier.

### **Call us on**

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