



Moonlight

Le Mont des Grupieaux

St Peter

JE3 7ED

£2,995,000

FC009

FREEHOLD - Sat in an elevated position, this remarkable home truly makes you feel on top of the world. With sweeping, uninterrupted sea views across the entirety of St Aubin's Bay, from the historic Elizabeth Castle to St Aubin's Fort.

The accommodation is arranged over two levels. The ground floor features a stylish open-plan kitchen with sleek, modern finishes, seamlessly extending onto a spacious south-facing terrace—perfect for entertaining. There are also two reception rooms offering stunning views, along with the owner's suite and integral garaging.

The lower ground level hosts three spacious bedrooms, each designed with comfort and privacy in mind. Both levels benefit from expansive terraces that extend from the principal rooms, offering panoramic vistas of the bay. The lower ground floor has recently enhanced with a separate home office featuring its own private entrance, the property is now perfectly equipped for modern living.

Decked areas create the perfect setting for alfresco dining, morning coffee, or simply soaking in the breathtaking views. For added indulgence, a “Michael Phelps” hot tub offers the ultimate space to relax while taking in the scenery. The landscaped gardens have been reimagined with low-maintenance planting, including ivy and carefully selected shrubs, providing year-round greenery with minimal upkeep.

Despite its rural setting, the home remains just a short drive from the town centre and only 10 minutes from the airport — striking the perfect balance between seclusion and convenience.













Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

2993.22 ft²

278.08 m²

Balconies and terraces

1252.38 ft²

116.35 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

Outside

Garage and additional parking for 6 cars.

Extended terraces with composite decking which expands in the heat of summer and shrinks during cold weather.

Services

Oil fired central heating.

Underfloor heating in the bathrooms.

Mains drains and water.

Directions

From Sandybrook travel up Les Gruipeaux, drive through the sharp bend, the house is located on the right as the road gently bends to left.

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