FC040

4 ROYAL BAY GARDENS LA RIGONDAINE, GROUVILLE, JE3 9UU

Asking Price

£2,250,000

FINE & COUNTRY
JERSEY

Property details

FREEHOLD - Situated close to Queens Valley reservoir on an elevated hillside position with sweeping, uninterrupted rural views of the countryside and the sea, this immaculate & architect-designed residence offers a rare blend of modern elegance, luxurious comfort and rural seclusion in Grouville. Thoughtfully conceived and meticulously finished, this outstanding executive home provides approximately 3,300 sqft of refined living space across three floors - a perfect sanctuary where opulent living meets exemplary design.

Behind the impressive and contemporary façade, this 4 bed/4 bath home is distinguished by a light-filled interior all the way through, the pinnacle of which is the stunning open-plan kitchen/ diner and living room on the third floor - an expansive space ideal for both entertaining or peaceful evenings at home with beautiful views. Four luxurious double bedrooms below (three en-suite) deliver exceptional comfort and privacy for new owners, family and guests alike.

On the ground floor there is internal access to the double garage, a full utility to the rear, an extra storage room adjacent to the family bathroom and a spacious double bedroom with views to the front. The second floor offers 3 full bedroom suites, all generous in size with floor to ceiling glazed windows. The master benefits from a dressing area and has access along with the corner bedroom to the private wraparound lateral terrace for those far-reaching views.

A double garage, generous storage area behind, and dedicated parking for 2 further vehicles enhances the offering for day-to-day convenience along with 3 visitor spaces nearby, while the reservoir offers an escape into nature. Property also owns field G189 infront.

Available to view immediately, this home is a statement in modern rural living. For those seeking privacy, luxury and panoramic beauty without compromise, this property is an exceptional opportunity for new owners to have an opulent and low-maintenance lifestyle.

Outside

Wraparound sun terraces & lawned front garden

3,300sqft of contemporary luxurious living

Services

All mains services via a pumping station

Field G189 to front of property is included

Wet underfloor heating by an air-source heat pump

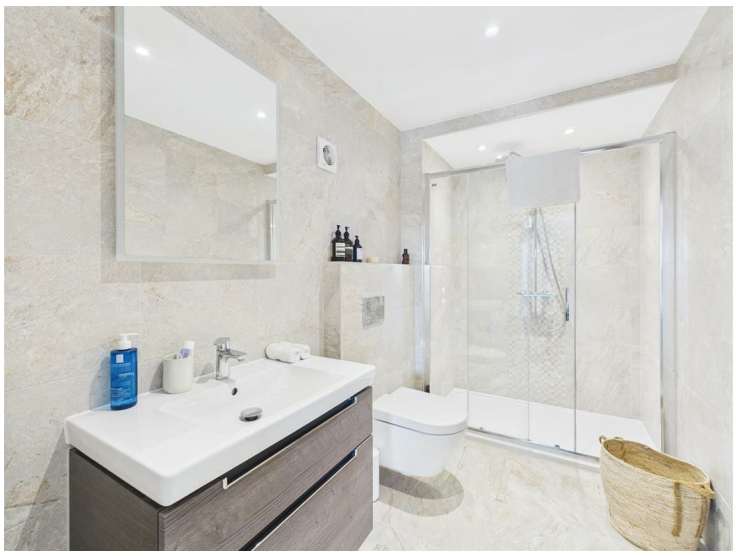
£223 per month for gardening, insurance & drains

Integral double garage & extra internal storage area

2 parking & 3 visitor spaces

Directions

Proceed from Grouville Parish Hall down La Rue de Grouville opposite, turn right into Le Catillon then take the RH fork into La Rigondaine, continue around the bend to the right; the driveway to the property is the next entrance on RHS



Ground Floor

Floor 1

Floor 2

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Approximate total area(1)

2931 ft²

272.2 m²

Balconies and terraces

756 ft²

70.2 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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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.

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