



FINE & COUNTRY  
JERSEY

# Côte D'azure

Le Mont De Rozel  
St. Martin  
JE3 6AN

£10,250,000

FC035

**FREEHOLD** - Welcome to Côte d'Azure, an exceptional luxury coastal residence set on the shores of Jersey in the Channel Islands. This striking home combines timeless architecture, modern technology, eco credentials, and panoramic sea views. Positioned within two acres of mature grounds, it also features a separate guest lodge and easy access to the jetty, placing France just 30 minutes away. More than a residence, Côte d'Azure offers a lifestyle defined by elegance, comfort, and exclusivity.

The ground floor welcomes you with a grand entrance hall that sets a tone of space and refinement. Practical yet discreet utility rooms, generous built-in storage, a stylish guest bathroom, and integral garages with EV charging points ensure everyday convenience. A flexible additional room provides the option of a home office, gym, or hobby space.

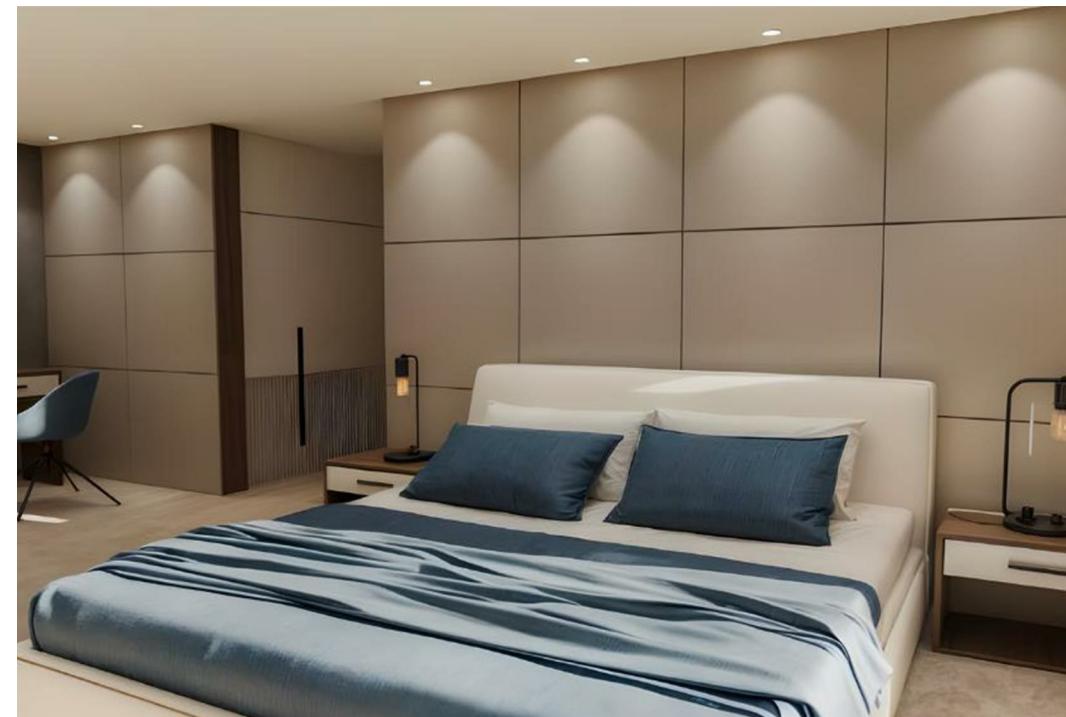
The principal bedroom is a serene retreat with floor-to-ceiling doors opening onto a private terrace with sweeping sea views. A bespoke dressing room and luxurious en-suite bathroom complete the suite. Two further spacious bedrooms feature fitted wardrobes, elegant en-suites, and access to the lower terrace.

The upper level, accessed by staircase or private lift, reveals a stunning open-plan living and dining area framed by expansive glazing and breathtaking coastal views. A bespoke kitchen with a large island, integrated seating, and a concealed walk-in pantry forms the heart of the home. A snug and cinema room offers a cosy space for relaxation and entertainment.

Above the garage, a private en-suite room provides flexible accommodation or workspace. Outdoors, an infinity pool and jacuzzi with smart technology sit within National Trust surroundings, while the independent summerhouse offers open-plan living, a modern kitchen, bar, jacuzzi, and uninterrupted sea views, perfect for guests and year-round enjoyment.











## Outside

Cinema room  
Bespoke bar  
Swimming pool & Jacuzzi  
Internal lift  
Separate guest lodge  
Triple car garage + additional parking for 10 cars.

## Services

All mains  
Solar Power & Air Source  
Heating & Cooling  
Smart Control System  
throughout.

## Directions

## Call us on

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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.