



# Mistral

Le Mont Gras D'eau  
St. Brelade  
JE3 8ED

£1,100,000

FC310

FREEHOLD - We are delighted to present this versatile, two generation, detached family home, located in the sought-after area of St. Brelades to the market. Situated at the end of the Le Mont Gras D'eau residential close, and providing complete privacy and seclusion, this property was purpose built in 1957 to provide two homes side-by-side, a 2 bed and a 3 bed yet both with separate utilities and private entrances, now in need of modernisation.

The first house offers a bright entrance hallway with parquet flooring and staircase, a spacious lounge/diner, and separate kitchen with rear access to the garden, plus another study/bedroom. The first floor provides two double bedrooms and a house bathroom.

The second house also offers a spacious entrance hall with parquet flooring, leading into the lounge with a door providing access to the front garden and separate kitchen with access beyond to the rear garden. Upstairs there are two double bedrooms and a shower room.

As you step outside, you are greeted by a delightful and totally private wrap-around garden, with a large lawn and thoughtfully landscaped with mature bushes and trees. This serene outdoor space is perfect for unwinding after a long day or hosting al fresco gatherings with friends and family.

Additionally, a separate double garage and parking for up to 5 cars ensure convenience and practicality for new owners and visitors alike.









Ground Floor

Approximate total area<sup>(1)</sup>

1862.37 ft<sup>2</sup>



Floor 1

(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 are based on RICS IPMS 3C standard.

GIRAFFE360

**Outside**

Large private wrap around garden with mature trees and shrubs.

Detached double garage.

**Services**

All mains excluding mains gas.

**Directions**

From La Route Des Genets turn down Mont Gras D'eau and take the the first right into Le mont Gras D'eau residential close and follow the road and keep right as the road splits , all the way to the end property.

**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.