



# Le Mistral

La Route de Beaumont

St. Peter

JE3 7BQ

£1,400,000

FC092

NON QUALIFIED/REGISTERED - One of the distinct advantages of living in Jersey is its tax-friendly environment. Unlike the UK, Jersey does not impose death duties, Inheritance Tax, or other capital taxes, providing residents with financial peace of mind !

Open to all, creating a unique opportunity for those seeking a home in this captivating island that offers sandy beaches, a low crime rate, an excellent education system and Michelin Star restaurants.

Discover the allure of island living in this charming 3-bedroom, 3-bathroom granite cottage nestled within a small hamlet in the west of the island. This idyllic property blends classic charm with modern convenience, providing a perfect retreat for those seeking a safe, laid back lifestyle.

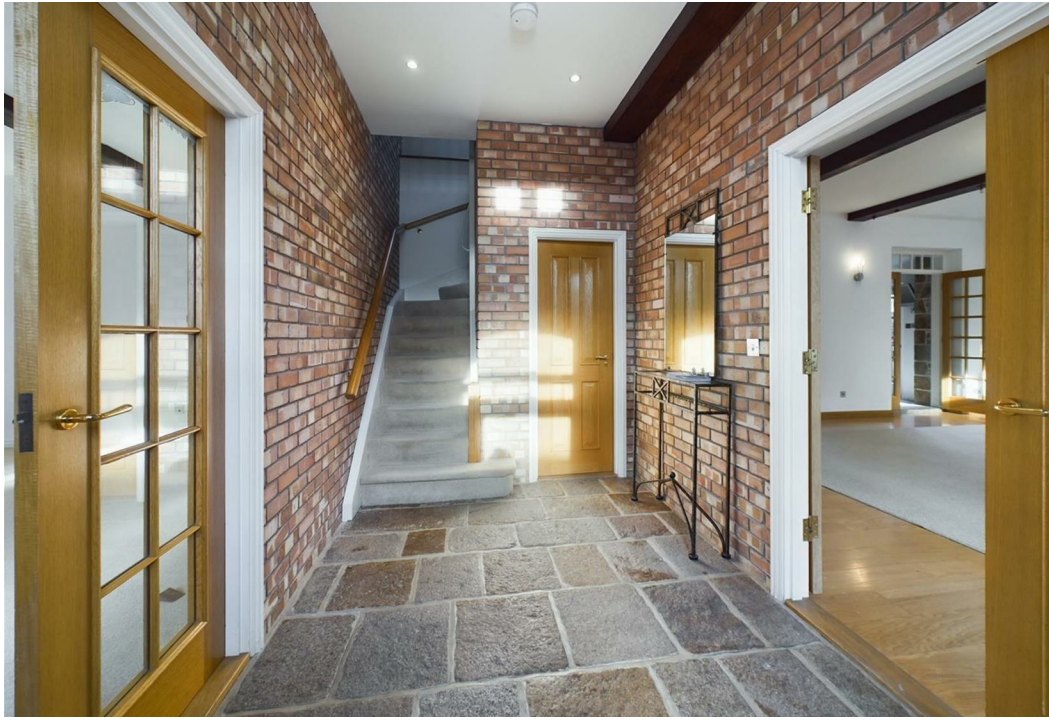
Internally, the cottage welcomes you with two large reception rooms, creating versatile spaces for entertaining, relaxing, or simply enjoying quiet moments by the fireplace. The heart of the home is the inviting eat-in kitchen. Equipped with modern amenities and designed for functionality, it provides a warm setting for family meals and gatherings and provides access to a small courtyard garden. Parking is available within the hamlet for 2 cars.

With local amenities within walking distance, proximity to the airport, Gama Aviation, parish schools and St George's Preparatory School, this location ensures a seamless and fulfilling lifestyle.

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**\*\*SOLE AGENT\*\***











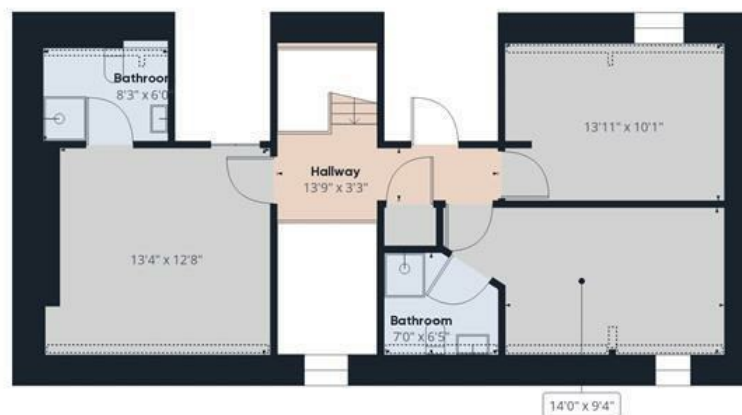








Ground Floor



Floor 1

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

1631.34 ft<sup>2</sup>

Reduced headroom

33.83 ft<sup>2</sup>

Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

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

GIRAFFE360



**Outside**

Small courtyard garden

Parking for 2 cars

**Services****Directions**

Heading west towards St Peter's Village, Le Mistral is located on the right hand side in the courtyard just before The Star Bar and turning to the Co-Op.

**Call us on**

**01534 888855**

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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.