



FC024

**NO'S 1 & 2 LE COIN COTTAGES LE MONT DU COIN,  
ST. BRELADE, JE3 8BE**

Asking Price

**£1,595,000**

**FINE & COUNTRY**  
JERSEY

## Property details

**FREEHOLD** - A rare opportunity to acquire a prime site with full planning permission already granted to create two exceptional 4-bedroom granite cottages in a highly sought-after location.

The site currently comprises two 3-bedroom cottages, both let and generating income. Full planning permission has already been granted to redevelop them into two beautifully designed 4-bedroom granite cottages that seamlessly blend traditional character with contemporary style and premium living standards.

Whether you choose to refurbish the existing properties or take advantage of the approved redevelopment plans, this is a versatile investment with significant potential and strong long-term appeal.

## Outside

Enclosed gardens

Parking and carports

## Services

## Directions

Proceed up Le Mont du Coin and the cottages are on your right hand side





**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.

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