



**3 Le Bourg Cottage Le Grand Bourg, Grouville, Jersey, JE3 9UY**  
**£449,000**

## Le Grand Bourg, Jersey, JE3 9UY

### RENOVATION PROJECT.

Located in the popular parish of Grouville, this two-bedroom upside-down house offers an excellent value-add opportunity for buyers looking for a project and investors. Requiring complete refurbishment throughout, the property presents a clear blank canvas with strong potential to enhance both capital value and rental appeal. The existing layout provides two bedrooms and a shower room on the ground floor, with kitchen and dining accommodation on the first floor, offering scope to reconfigure for modern living and maximise space and light. A key asset is the large double garage, ideal for secure parking, storage, or workshop use, together with two additional tandem parking spaces—a valuable feature that strengthens resale and rental demand.

Conveniently situated close to the football grounds on a quiet county land, the property benefits from a well-connected location within one of Jersey's most sought-after parishes.

This is a rare renovation opportunity with strong potential, suited to investors or buyers seeking a project.

### Services

Mains water  
Mains drains  
Oil fired central heating  
Fibre broadband

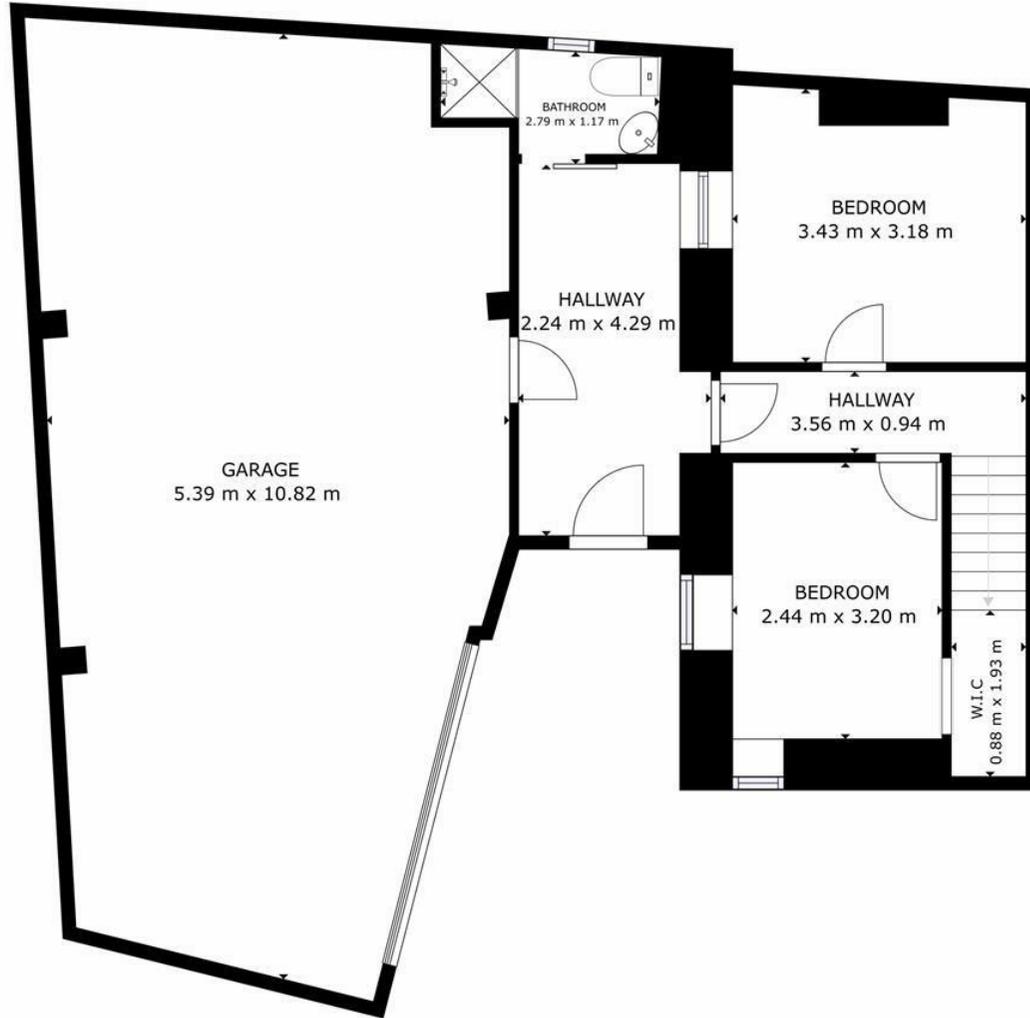
### ANTI MONEY LAUNDERING REGULATION

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 (passport or driving licence) and proof of residency documentation eg, a current utility bill together with confirmation of source of funds. This is in order for us to comply with the current Money Laundering Legislation

### DISCLAIMER

Please note that Slomans Estate Agents we have prepared these particulars as a general guide only. We have not carried out a detailed survey, nor tested the services, appliances and specified fittings. These particulars are supplied on the understanding that all negotiations are conducted through Slomans Estate Agents. Their accuracy is not guaranteed nor do they form part of any contract.





FLOOR 1



FLOOR 2

GROSS INTERNAL AREA  
FLOOR 1: 42.72 m<sup>2</sup>, FLOOR 2: 33.5 m<sup>2</sup>  
EXCLUDED AREA: GARAGE: 52.53 m<sup>2</sup>  
TOTAL: 76.22 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

