



**Mont sur Mer Le Mont De La Guerande, St Martin, Jersey, JE3 6DZ**  
**£2,750,000**

## Le Mont De La Guerande, St Martin, JE3 6DZ

### A UNIQUE OPPORTUNITY TO CREATE YOUR BESPOKE HOME

Situated in an elevated position, with outstanding panoramic views over Mont Orgueil Castle and Gorey Harbour to the east and the Royal Bay of Grouville to the south, Mont sur Mer offers a unique opportunity to create a modernist beautifully designed home by remodeling and extending the existing dwelling. The property is situated in a unique location on the hill which affords it a great deal of privacy, on an extremely generous sized plot. The approach road is shared with only five other properties, with no through traffic, giving the property a feeling of exclusivity and security. All of the wonderful things about living in Gorey are just a short scenic walk away including the fabulous restaurants on Gorey pier, the quiet bustle of the Village and of course Long Beach.

Chances like this come along very rarely. Please feel free to contact Simon on 07797721313 to learn more or alternatively, full plans available on request or can be viewed on the Planning Department website, ref:P/2023/0745

### VIEWING

Please call Slomans, Sole Agents on 87 97 87. Please note that all areas and measurements given in these particulars are approximate and rounded. The text, photographs and floor plans are for general guidance only.

### 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

### What3Words

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