



Rue des Butes | | GY9 3UN

Price guide €400,000



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The property has been granted planning permission by the States of Alderney Building & Development Control Committee, for the redevelopment of the building into 7 one and two bedroom apartments and a new luxury roof top penthouse with spectacular 360 degree views, along with a ground floor shop & bar/café, orangery and store. We can provide a full set of the approved plans.

The total internal area is in excess of 10,000 sq.ft. The building is located on the town outskirts, and has amazing panoramic sea views from the North over the Harbour and Braye bay, and West out to the island of Burhou.




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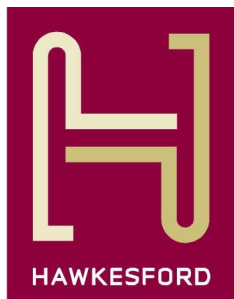


The current building and layout comprises of 16 en suite bedrooms, a restaurant and bar, a second larger bar and ballroom, extensive kitchens & utilities, staff quarters and a garden to the rear.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.