



Reine de Pres, Fontaine David | Alderney | GY9 3XL

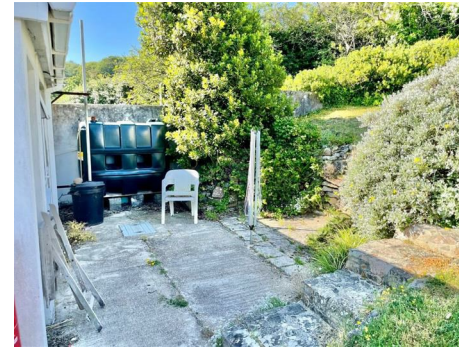


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A semi detached 3 Bedroom Scandinavian style beachside house with amazing Sea views out to Braye Bay.

The lounge/Dining room has a beautiful double height, timber, vaulted ceiling, with a feature granite fireplace, a fitted kitchen is located to the side of the lounge.

The lounge has direct access out into a conservatory and out on to a large North West facing balcony, with sea views out to Braye Bay.



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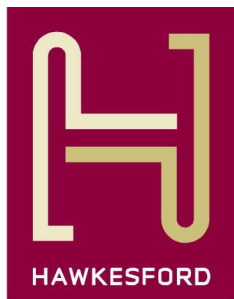
The home has two double and a single bedroom, there is a house bathroom on the ground floor, and an en-suite bathroom to the master bedroom on the first floor,

The property is split on two floors, there are front, side and rear gardens, Parking outside and a garage/workshop opposite the house. Double glazed, Oil fired central heating, Solar water heating.



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

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
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<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	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.