



Vandola

Route de Rocquaine, St Pierre du Bois GY7 9HT

£845,000

LOCAL MARKET

SOLE AGENT

Detached chalet bungalow in the highly sought after sea front location on the west coast and in prime position to enjoy fabulous sunsets.

This spacious family home, although in need of upgrading in areas, offers first floor panoramic sea views from the Hanois Lighthouse all around to L'Eree headland and Lihou Island. The gardens are low maintenance and mainly laid to gravel creating lovely seating areas with a block built office to the rear corner. Offering versatile accommodation this capacious home is worthy of closer inspection.

School catchment: La Houquette Primary and Mare de Carteret High

Key facts



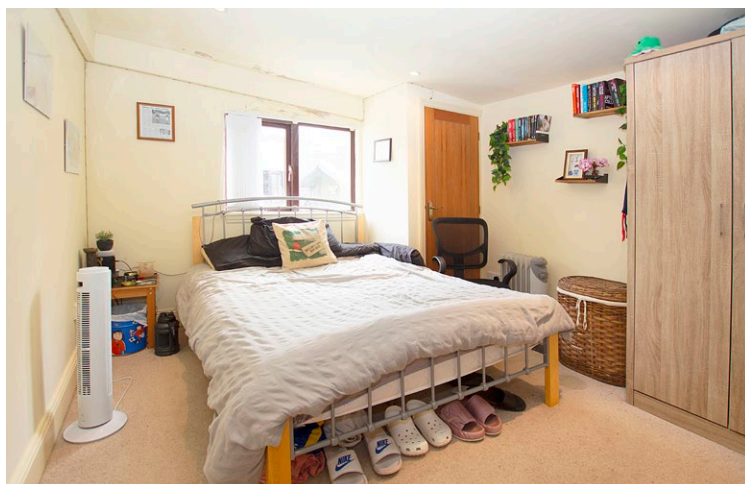
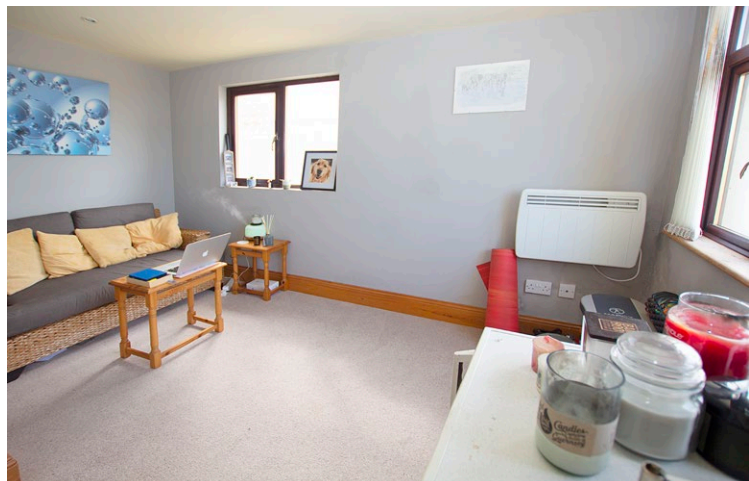
- West coast sea front location
- Versatile accommodation
- Low maintenance gardens
- Ample parking
- Useful block built office

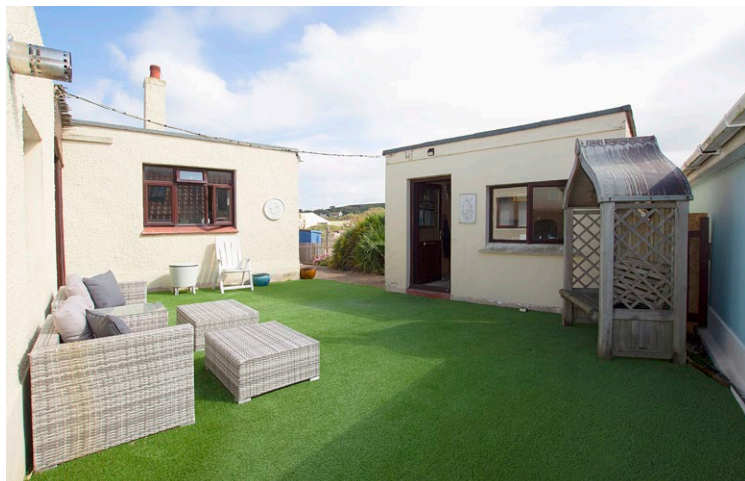
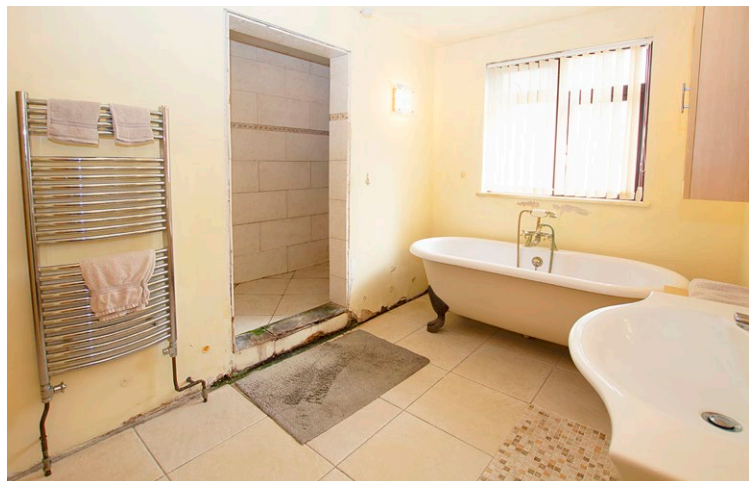
t 01481 236039
e enq@cooperbrouard.com
w cooperbrouard.com



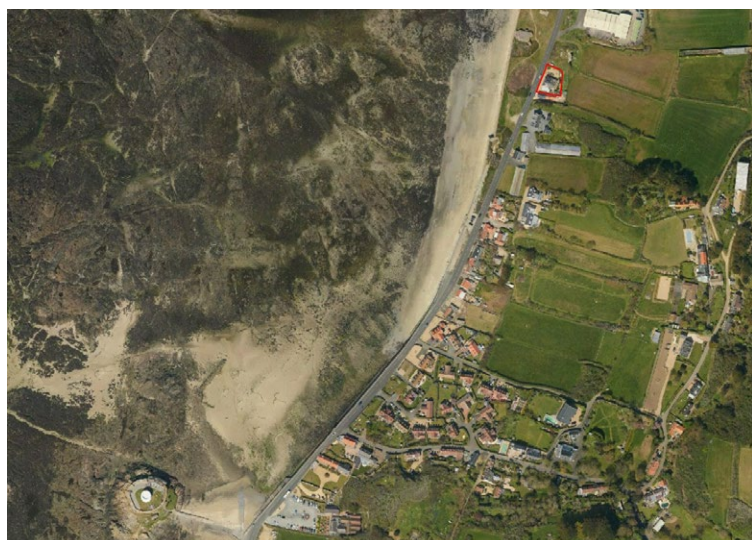
**cooper
brouard**
GUERNSEY'S ESTATE AGENT







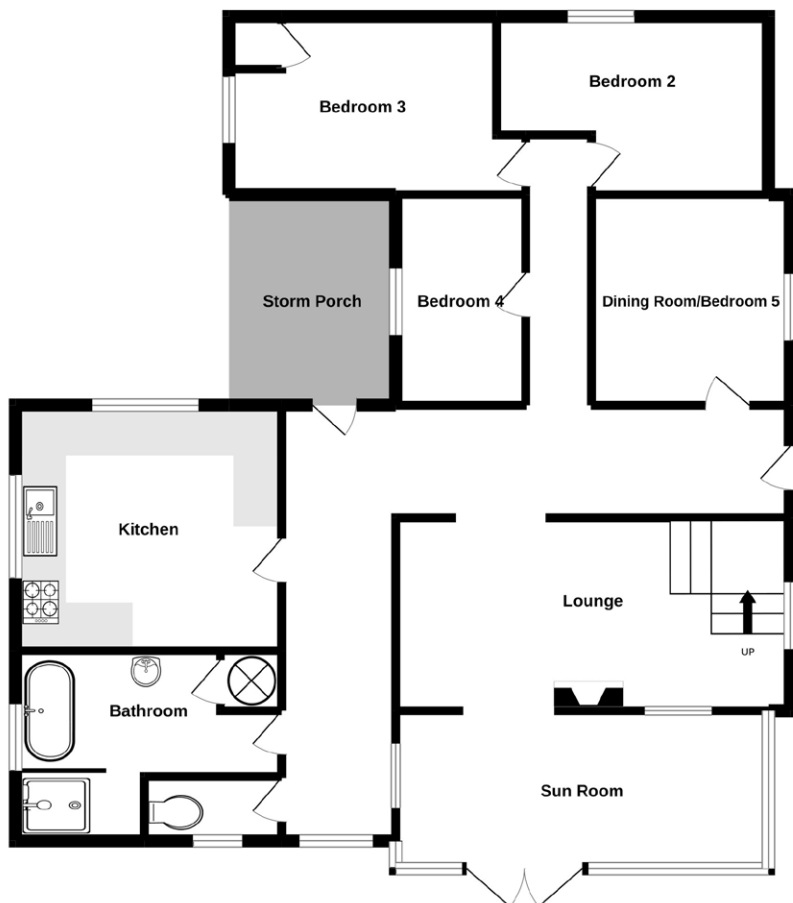




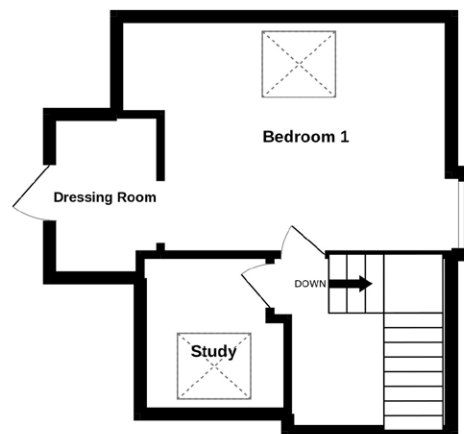
Mapping / Aerial Photography Copyright (C) States of Guernsey 2022

Floorplan

GROUND FLOOR



1ST FLOOR



Made with Metropix ©2022

Storm porch

Entrance hall

21'5 x 4'6 + 23'10 x 4'3 (6.5m x 1.4m + 7.3m x 1.3m)

Lounge

22'x 10'9 (6.7m x 3.3m)

Sun room

21'4 x 7'9 (6.5m x 2.4m)

Kitchen

13'7 x 12'6 (4.2m x 3.8m)

APPLIANCES

Aga, Belling 4 ring hob, extractor fan, 2 AEG ovens, coffee machine, Belling microwave, Hotpoint fridge, dishwasher, Hotpoint freezer and Hotpoint washing machine.

Bathroom

13'8 x 7' (3.8m x 2.1m)

Separate WC

7' x 3'2 (2.1m x 1m)

Dining room/bedroom 5

10' x 9'6 (3.1m x 2.9m)

Bedroom 2

12'4 x 9'6 max (3.8m x 2.9m)

Bedroom 3

11'5 x 9'6 (3.5m x 2.9m)

Bedroom 4

11' x 7'5 (3.4m x 2.3m)

FIRST FLOOR

Landing

Bedroom 1

11'3 x 10'3 (3.4m x 3.1m)

Dressing room

7'4 x 5'2 (2.3m x 1.6m)

Study

5'6 x 5'1 (1.7m x 1.6m)

EXTERIOR

Block built office/shed

10'9 x 8'9 (3.3m x 2.7m)

Price to include: Fitted carpets, curtains, light fittings and appliances as listed.

Services: Mains electricity and water. Cesspit drainage, oil fired heating, uPVC double glazing.

Finding the property: Travelling from Fort Grey towards L'Eree, Vandola is the last house on the right before La Tricoteur (the old fish factory).

Perry's ref: 20 B4

what3words: convinced.swipes.commentators

TRP: 214

CONTACT OUR LOCAL MARKET TEAM



Matt



Cathy



Ben



Liz



Lucie



Harry



Charlie



Emma