



Marais

Les Dunes, Vazon Road, Castel GY5 7LQ

£1,550,000

LOCAL MARKET

SOLE AGENT

Detached 1950s cavity built house situated on the west coast sea front on a large plot.

The house is well presented throughout and offers well proportioned accommodation, three double bedrooms and good storage. Externally the garden opens onto extensive agricultural land including glass houses, outbuildings and a packing shed. The whole site measures just under 10 vergées or approximately 3.75 acres.

School catchment: Castel Primary and Les Beaucamps High

Key facts



- Smartly presented throughout
- Various outbuildings and glass houses
- Extensive grounds of 3.75 acres
- Popular west coast location
- Viewing is highly recommended

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GUERNSEY'S ESTATE AGENT





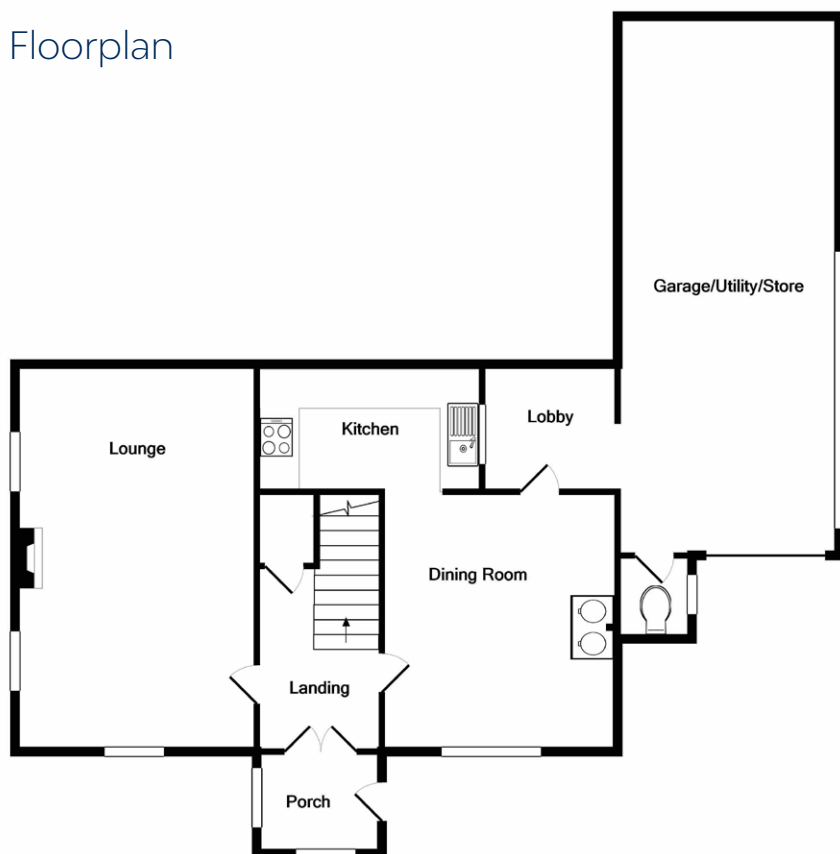




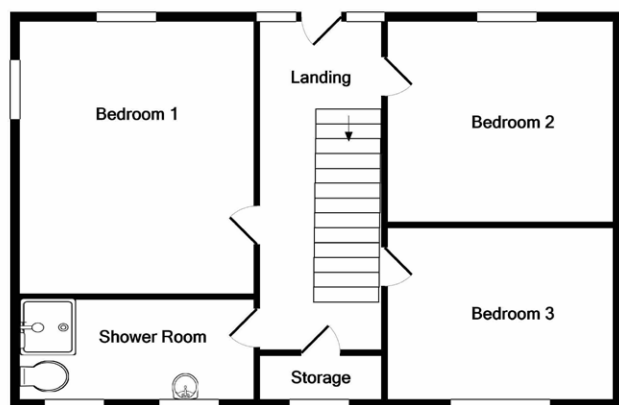




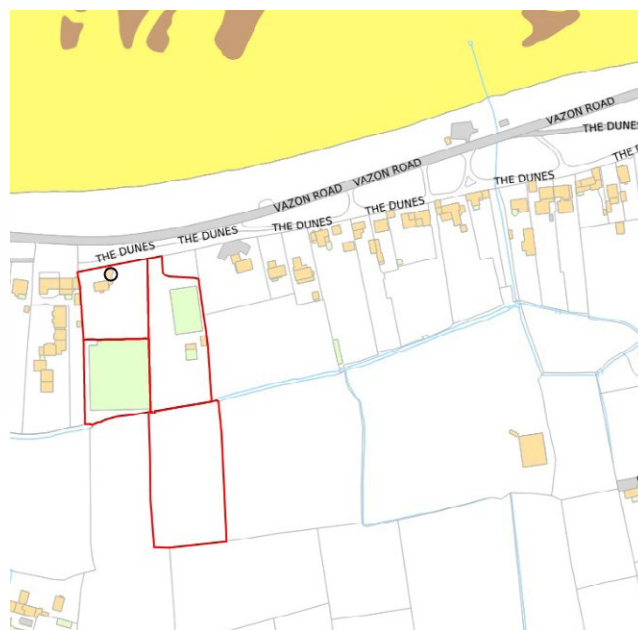
Floorplan



GROUND FLOOR



1ST FLOOR



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Porch

6'4 x 5' (1.9m x 1.5m)

Entrance Hall

11'8 x 6'9 (3.6m x 2m)

Pantry cupboard

Lounge

19'6 x 12' (5.9m x 3.7m)

Dining Room

13'2 x 11'7 (4m x 3.6m)

Kitchen

9'10 x 6'4 (1.9m x 3m)

APPLIANCES

- Neff oven
- Neff microwave oven
- Neff 4 ring hob
- Neff extractor
- Neff dishwasher
- Neff integrated fridge/freezer

Lobby

8'6 x 6'5 (2m x 2.6m)

Garage/Utility/Store

30' x 11' (9.1m x 3.4m)

Bosch washing machine and Hotpoint tumble dryer.

FIRST FLOOR

Landing

16 x 6'3 (4.9m x 1.9m)

Storage cupboard

Bedroom 1

14'2 x 11' (4.3m x 3.4m)

Bedroom 2

12' x 10'7 (3.7m x 3.3m)

Bedroom 3

12' x 9' (3.7m x 2.7m)

Fitted wash hand basin.

Shower Room

11' x 8'2 (3.4m x 2.5m)

EXTERIOR

The property is approached off the road onto a gravelled track which leads down to a parking area directly behind the property and also to a track which leads down to the greenhouses and land behind. To the front of the property is an area laid to grass which leads directly into the first floor of the property. To the rear, there is an immaculate garden laid to lawn, two large greenhouses and fields alongside and behind. There are a number of outbuildings and a packing shed which is currently used as stabling.

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: Going along the Vazon coast road with Richmond Kiosk on your right hand side, the driveway to 'Marais' is the fifth turning on your left hand side before the bunker and small car park.

Perry's ref: 13 G3

what3words: braced.restore.official

TRP: 1213

CONTACT OUR LOCAL MARKET TEAM



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