



## Apartments 1 to 8 Chapelle du Vallon

Rue de la Bellee, Torteval. GY8 0NB

£425,000 - £565,000

LOCAL MARKET

JOINT AGENT

Eight uniquely stylish apartments, designed by one of the islands leading architects, have been created in this land mark development of a former church and hall house complex.

Superbly located in the heart of the rural south west of the island, each unit offers a high standard of finish with fully fitted kitchens, high quality bathroom fittings, storage and parking.

An unusual opportunity to acquire easily managed properties in a beautiful area of the island which make lovely, low maintenance homes or ideal investments. For more details and to arrange a viewing contact Cooper Brouard.

School catchment: La Houquette Primary and Mare de Carteret High

### Key facts

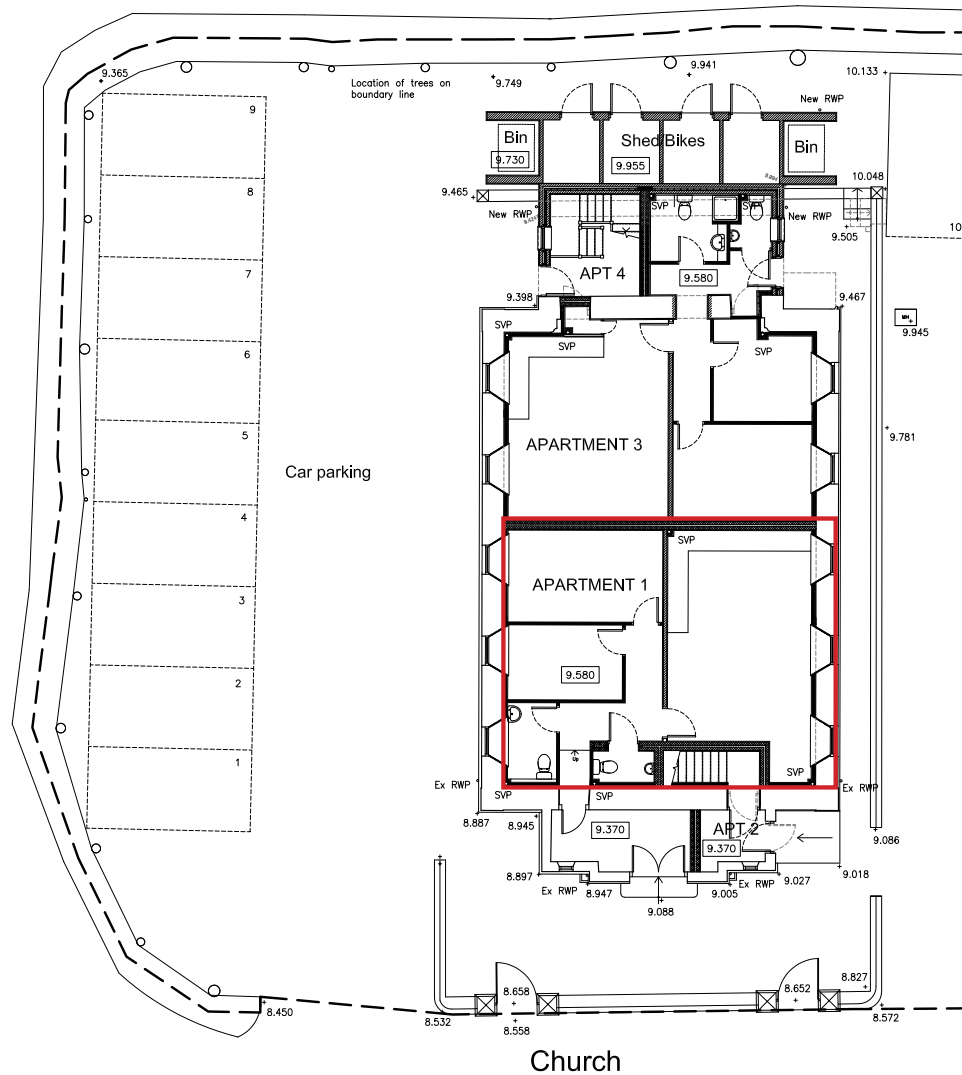
- 8 Brand new 1 to 3 bedroom apartments
- Completed to a high standard
- Former church and hall
- Close to south west cliffs and bays
- Lovely rural outlook
- Completion Spring 2023

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



 **cooper  
brouard**  
GUERNSEY'S ESTATE AGENT

## Floorplan



### Ground Floor

**Beds:** 2

**Parking:** 2

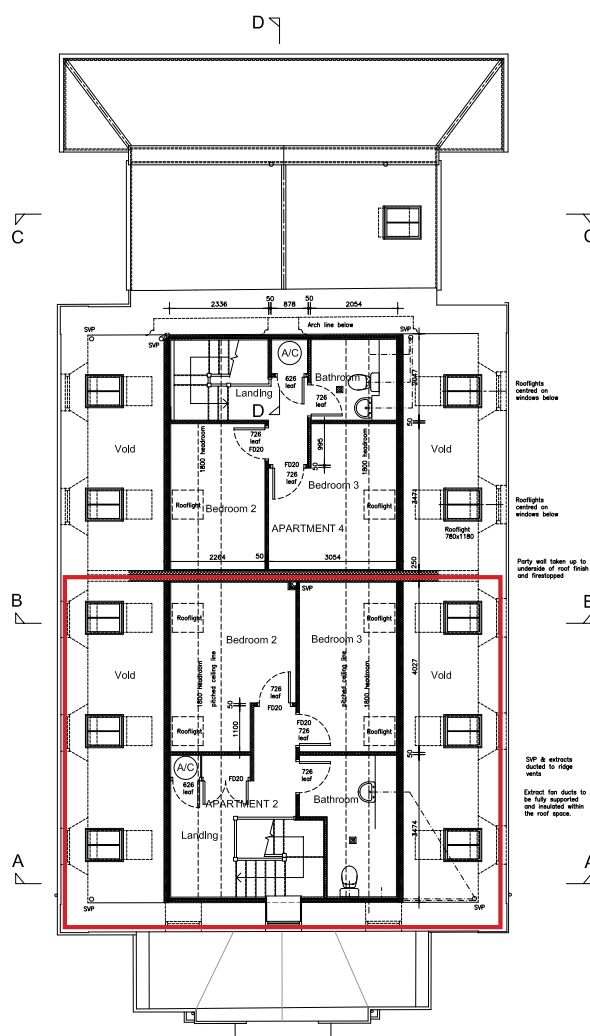
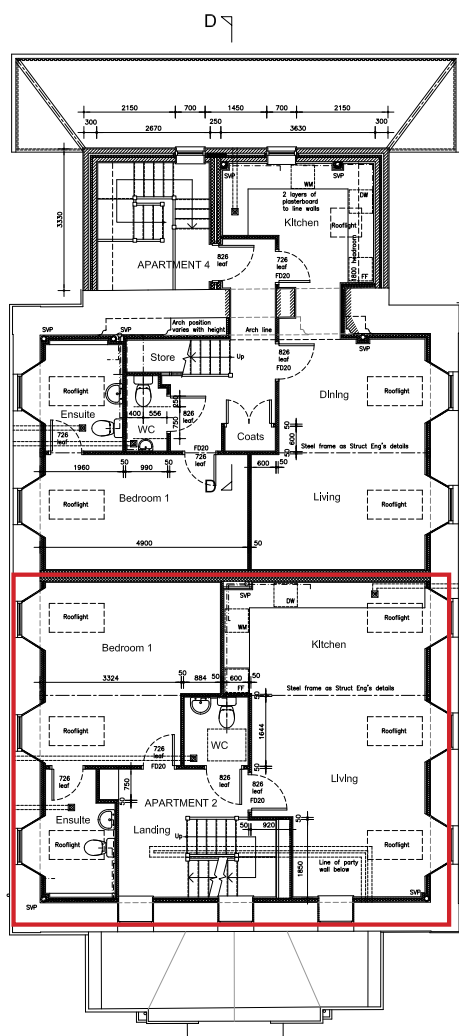
**Store:** 1

**Size:** 753ft<sup>2</sup>



Under offer with Cooper Brouard

## Floorplan



## 1st & 2nd Floor

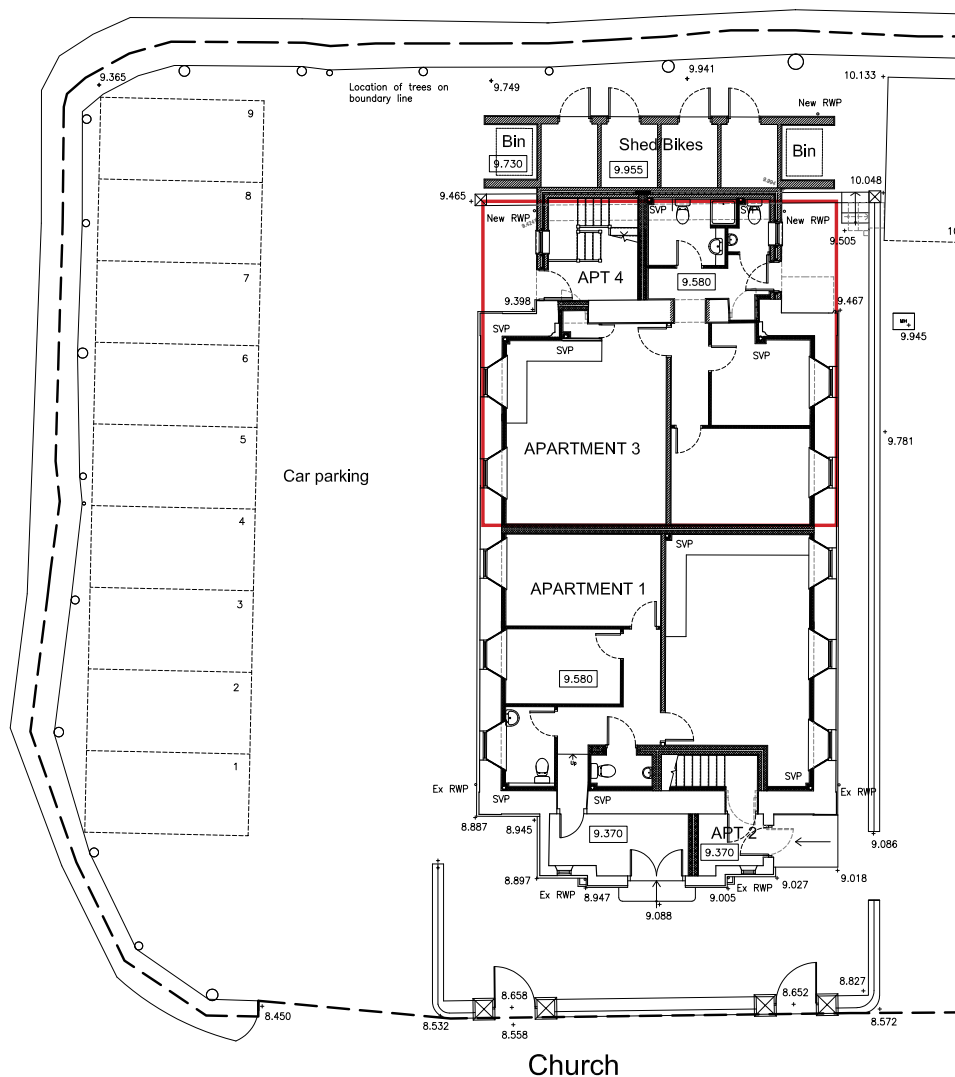
Beds: 3

Parking: 2

Store: 1

Size: 1,076ft<sup>2</sup>

## Floorplan



## Ground Floor

**Beds:** 2

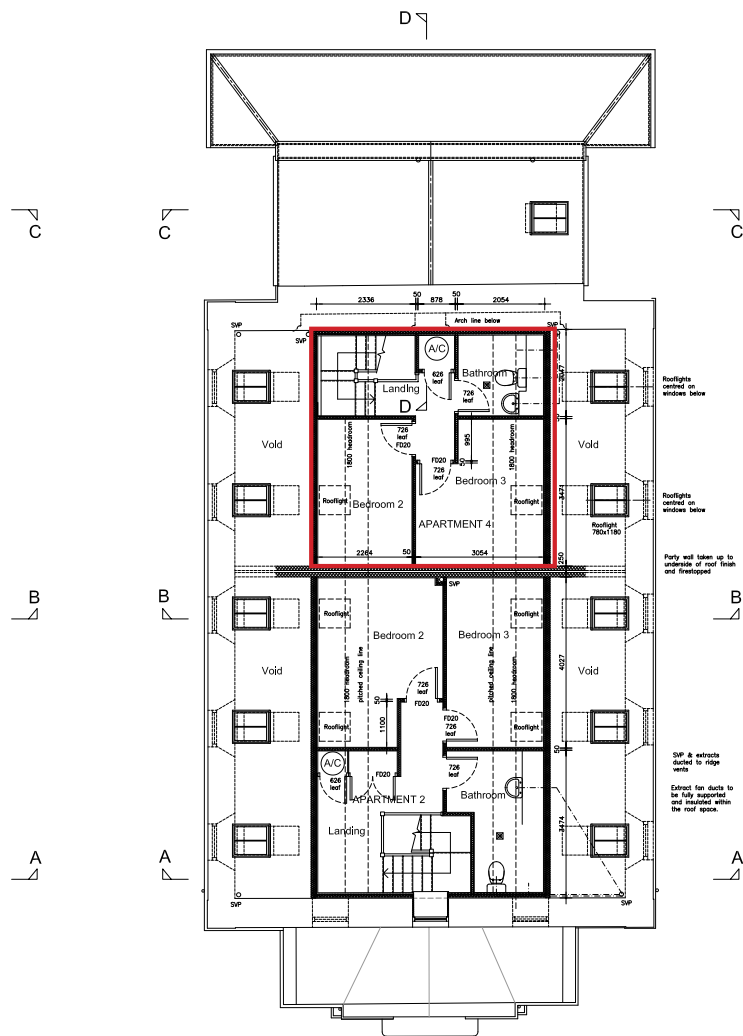
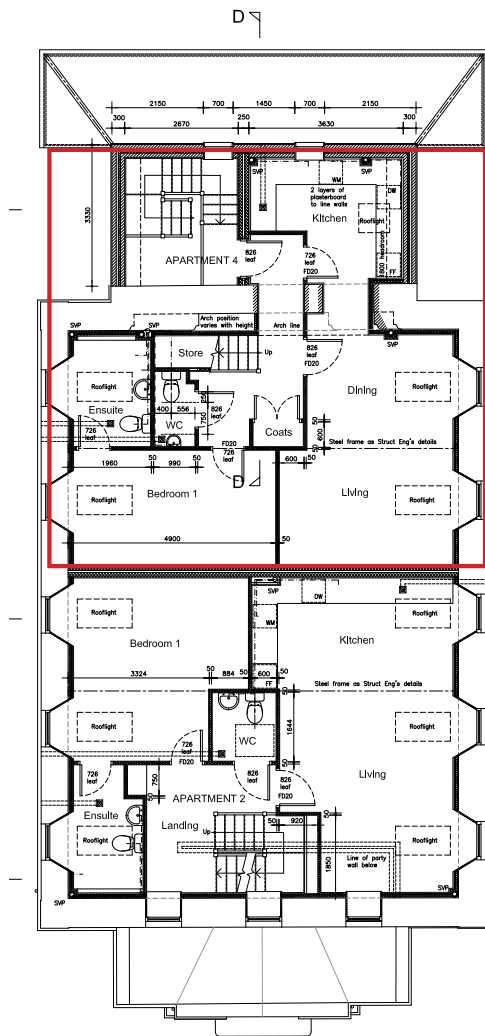
**Parking:** 2

**Store:** 1

**Size:** 732ft<sup>2</sup>

Under offer

# Floorplan



## 1st & 2nd Floor

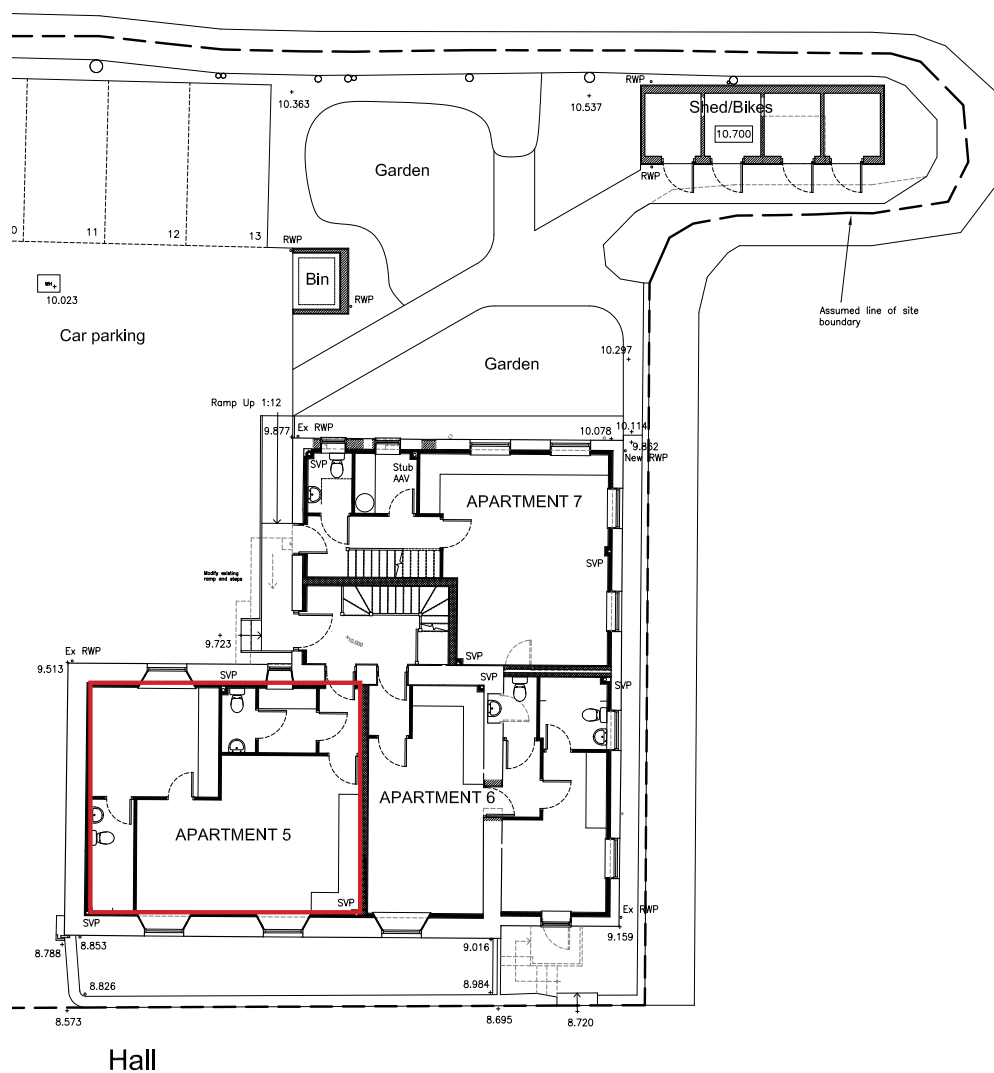
Beds: 3

Parking: 2

Store: 1

Size: 1,076ft<sup>2</sup>

## Floorplan



## Ground Floor

Beds: 1

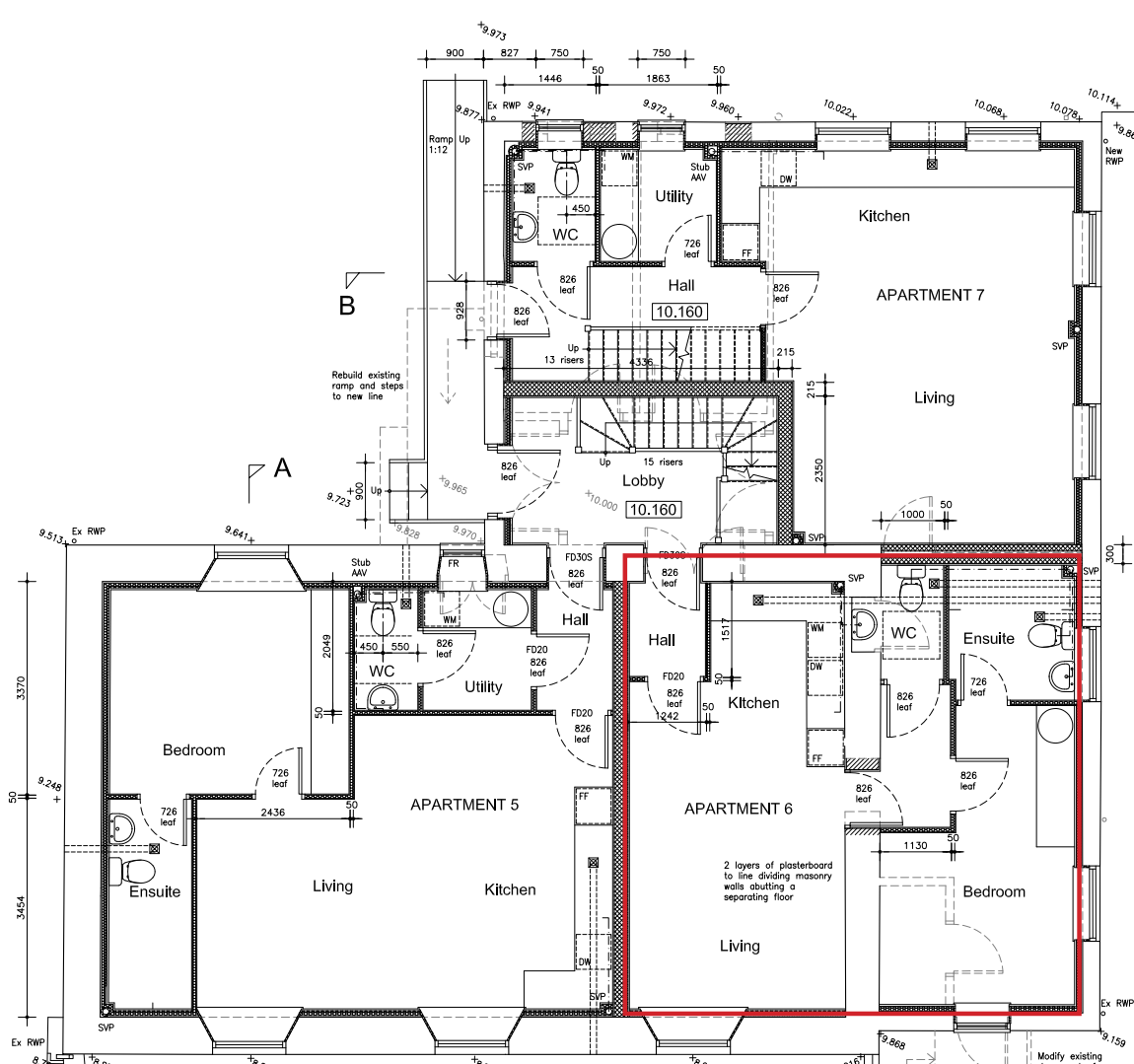
Parking: 1

Store: 1

Size: 646ft<sup>2</sup>

## Floorplan

First Floor Plan 1:50



## Ground Floor

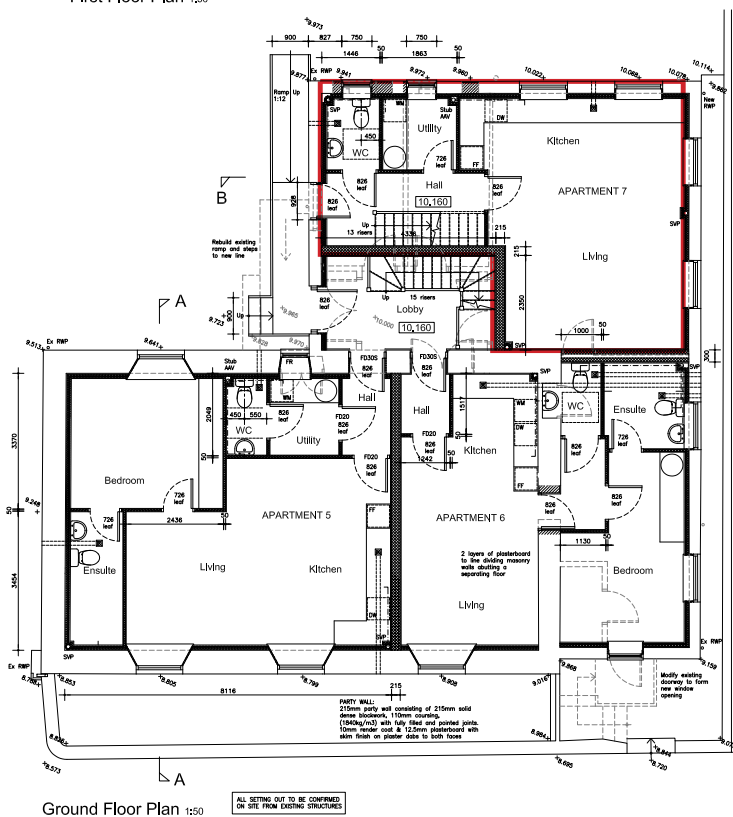
Beds: 1

Parking: 1

Store: 1

Size: 538ft<sup>2</sup>

## Floorplan



**Beds: 1**

## Parking: 2

Store: 1

**Size:** 753ft<sup>2</sup>



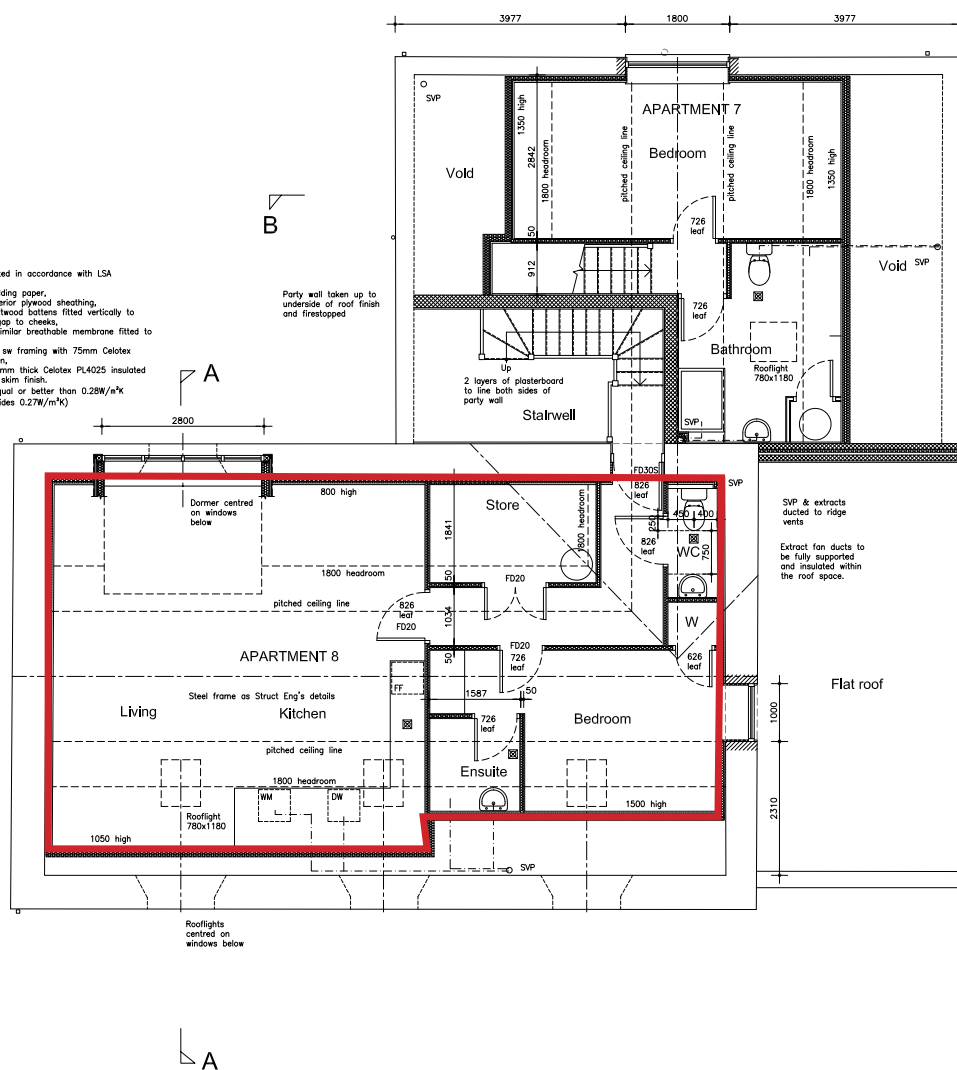


Under offer with Cooper Brouard

## Floorplan

**DORMER CHECKS**

Code 5 lead sheeting fitted in accordance with LSA guidelines, on BS 1521 Class A building paper, on 18mm thick WBP exterior plywood sheathing, on 25x50mm treated softwood battens fitted vertically to enable clear 25mm air gap to checks, on Kingspan Silver or similar breathable membrane fitted to studwork on Ex100x75mm treated sw framing with 75mm Celotex GA4000 insulation between, lined internally with 37.5mm thick Celotex PL4025 insulated lining board with plaster skim finish. Overall U-value to be equal or better than 0.28W/m<sup>2</sup>K (actual specification provides 0.27W/m<sup>2</sup>K)



## 1st Floor

Beds: 1

Parking: 1

Store: 1

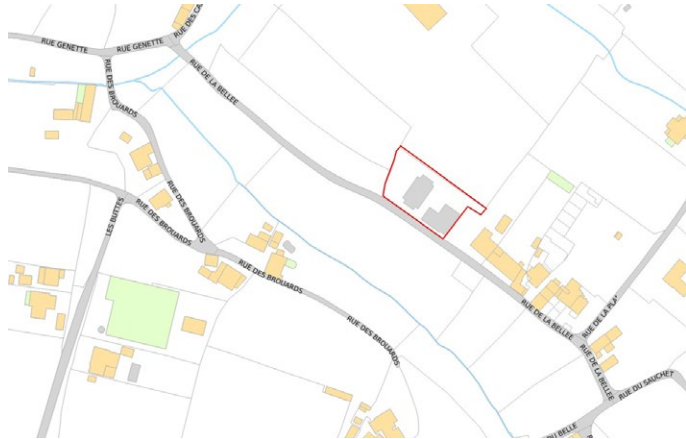
Size: 538ft<sup>2</sup>

**Finding the property:** Turn off Route de Pleinmont towards Torteval Church, take the next left turn and the property is 100 yards along on the right.

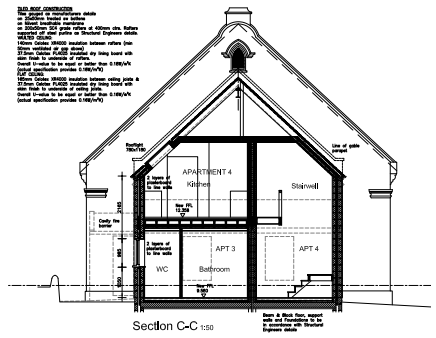
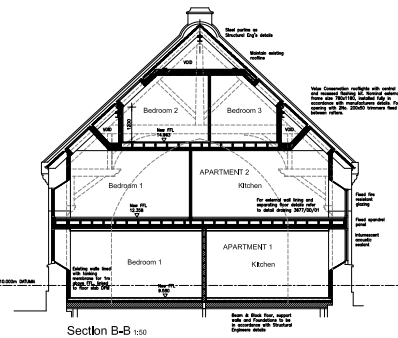
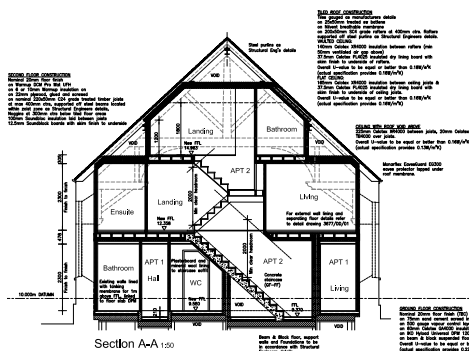
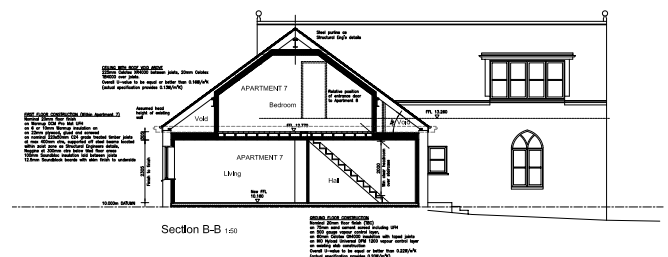
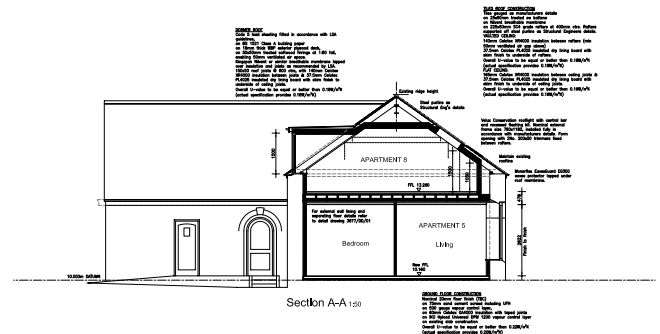
**Perry's ref:** 26 D2

**what3words:** lives.magistrates.bruisers

**TRP:** TBA (to be assessed)



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## CONTACT OUR LOCAL MARKET TEAM



**Matt**



**Cathy**



**Ben**



**Liz**



**Lucie**



**Harry**



**Charlie**



**Emma**