



La Conchee Cottage

Route de la Perelle, St Saviour's GY7 9QF

£499,500

LOCAL MARKET

This charming detached fisherman's cottage sits on the seafront at Perelle with lovely views over the bay and headlands.

Surprisingly spacious, the property would benefit from some upgrading but given its sought after location and great potential this would be well worth the investment.

School catchment: La Houguette Primary and Les Beaucamps High

Key facts



- Charming detached fisherman's cottage
- Seafront location at Perelle
- Views over Perelle Bay
- Spacious lounge and conservatory
- Parking for two cars

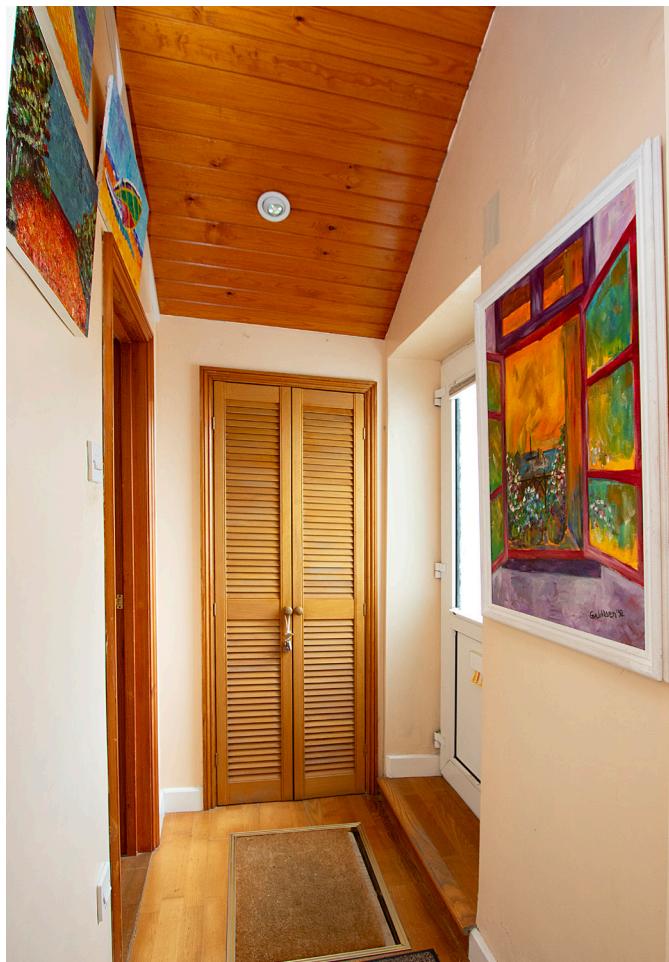
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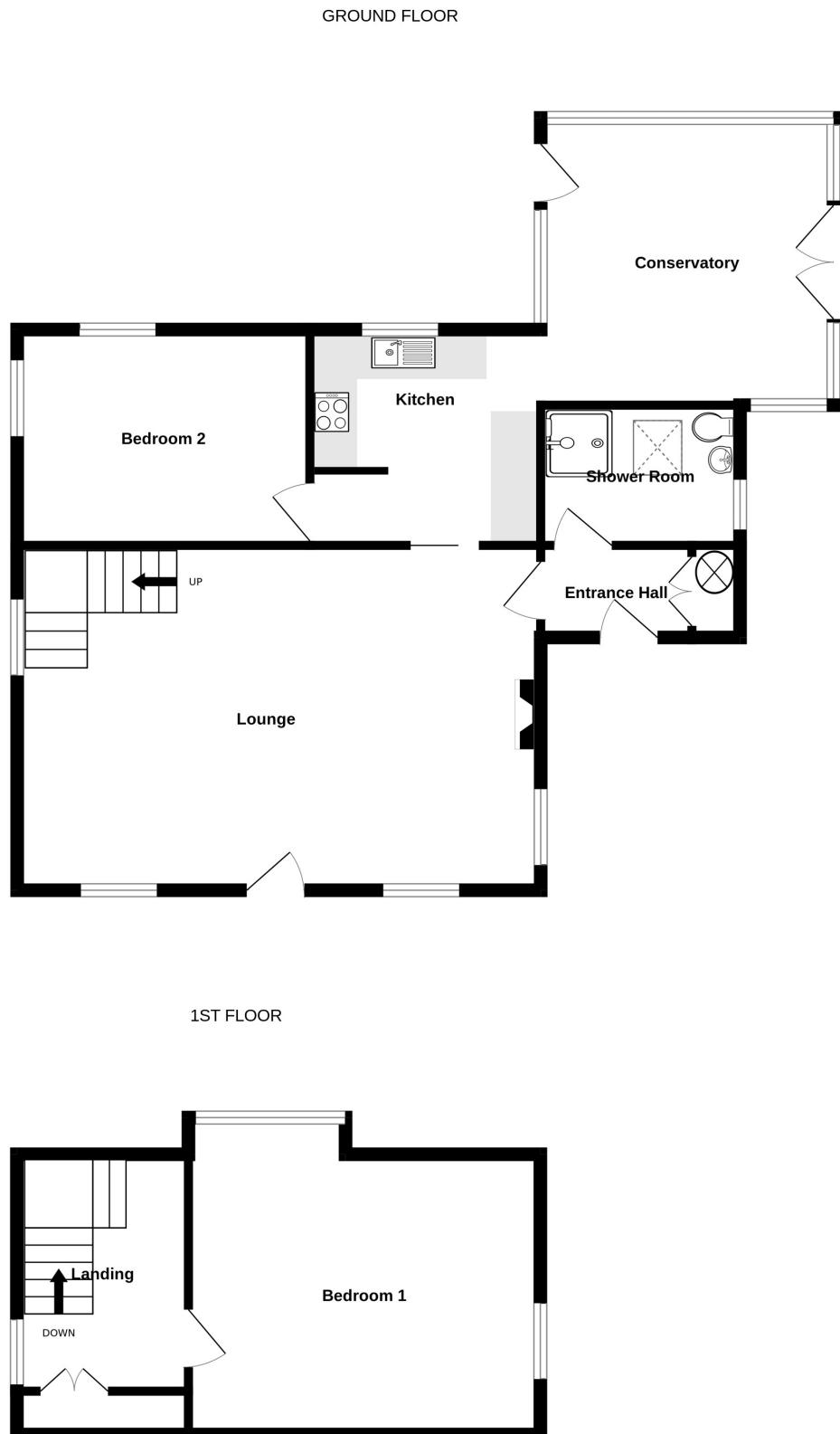








Floorplan



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To arrange a viewing, call us on **236039** or email enq@cooperbrouard.com | www.cooperbrouard.com |



Entrance hall

6' x 3' (1.8m x 0.9m)

Lounge

21' x 15'3 (6.4m x 4.6m)

Kitchen

10' x 8'10 (3.1m x 2.7m)

APPLIANCES

- Smeg hob
- Hotpoint oven
- Future fridge/freezer

Conservatory

12'7 x 12'3 (3.9m x 3.7m)

Bedroom 2

12'6 x 8'7 (3.8m x 2.7m)

Shower room

8'8 x 6' (2.7m x 1.8m)

FIRST FLOOR

Landing

Bedroom 1

15'2 x 12'2 (4.6m x 3.7m)

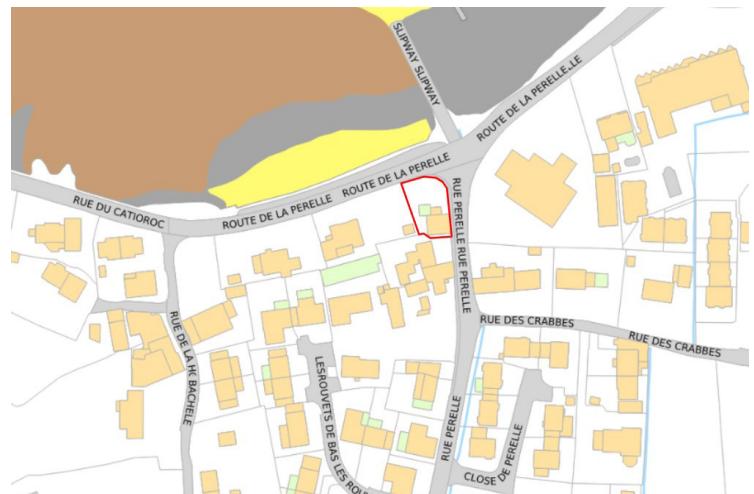
EXTERIOR

Parking for two cars.

Paved patio and raised decked area with views overlooking Perelle Bay and Fort Richmond

Garden shed

9' x 6' (.7.8m)



Mapping / Aerial Photography Copyright (C) States of Guernsey 2023

Garden shed

8' x 6' (2.4m x 1.8m)

Domestic octagonal greenhouse

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

Services: Mains electricity, water and drainage, electric heating, uPVC double glazing.

Finding the property: Travelling along the Perelle Coast Road with The Driftwood Inn and Morrisons on your left, take the next left into Route de la Perelle and it's the first property on the right (making the corner).

Perry's ref: 13 E5

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CONTACT OUR LOCAL MARKET TEAM



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