



Tranquille

38 Domaine de Beauport, St Peter Port, GY1 1DL

£1,195,000

LOCAL MARKET

SOLE AGENT

An elegant four storey town home, conveniently situated in an exclusive development, offering versatile accommodation with beautiful sea views.

This impressive property features a ground floor self-contained one bedroom apartment which would be ideal for guests or extended family. The main residence spans the remaining three floors and boasts four generous bedrooms all with fantastic outlooks serviced by three bath/shower rooms, a kitchen breakfast room and separate lounge. The current owner has exciting approved plans for an orangery / dining area off the kitchen and balcony at first floor level which would take advantage of the wonderful views.

Externally, the low maintenance and secluded patio garden benefits from a private seating area ideal for entertaining. Two allocated parking spaces to the rear with a paved area at the front allowing space for one medium sized car. Viewing is highly recommended to appreciate all on offer.

School catchment: Vauvert Primary School / Les Varendes High School

Key facts



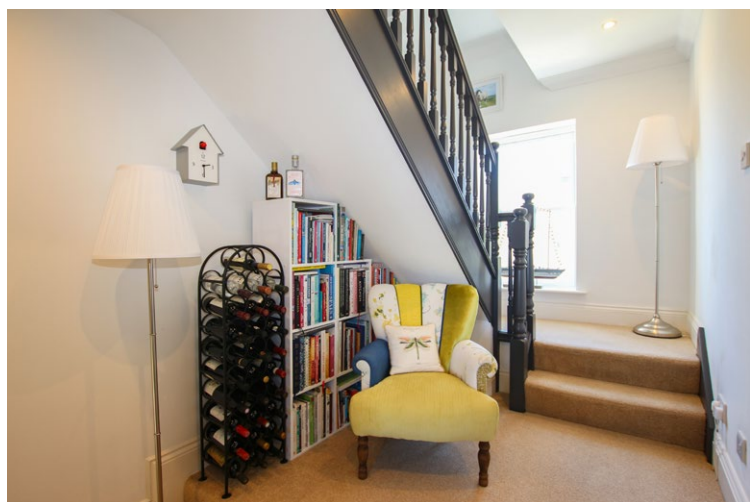
- Four-bedroom family home
- One bedroom ground floor apartment
- Idyllic and convenient, yet quiet Town location
- Breathtaking views
- Immaculately presented throughout
- Parking for 3
- Planning permission for extensive development

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



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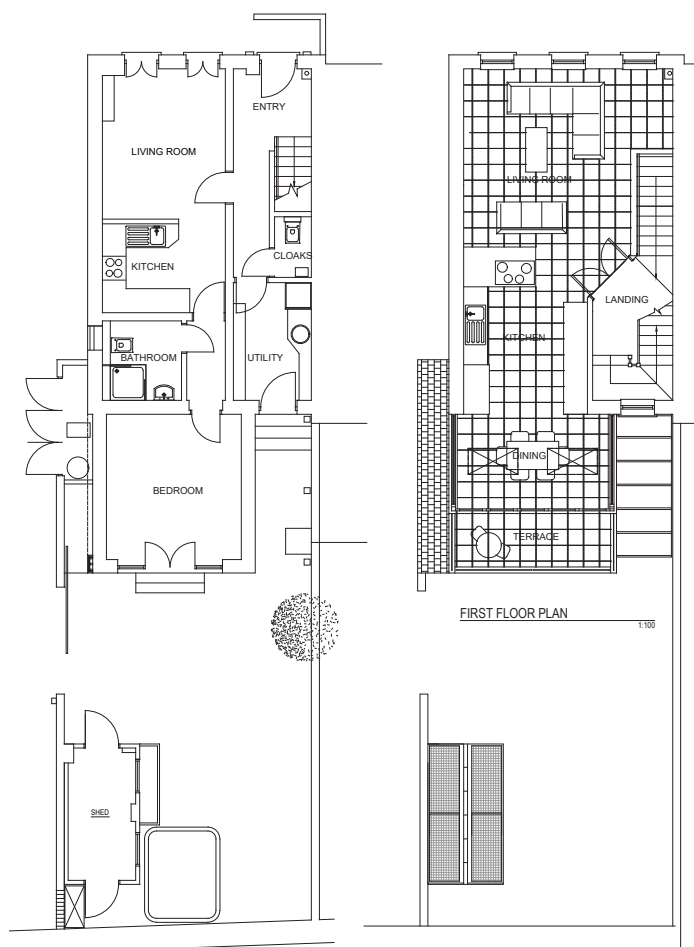




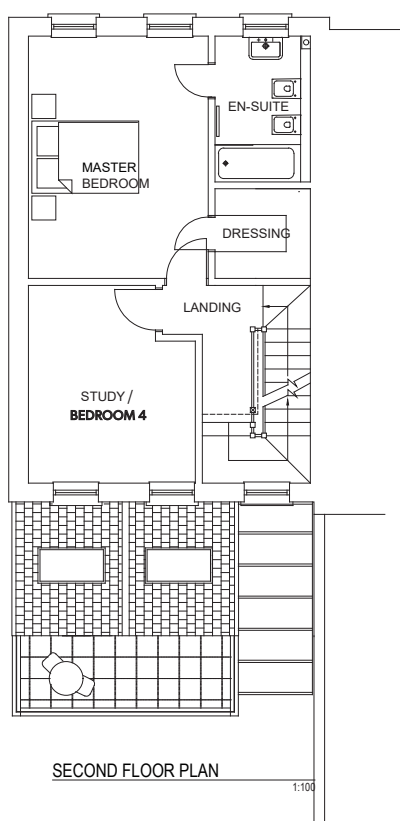




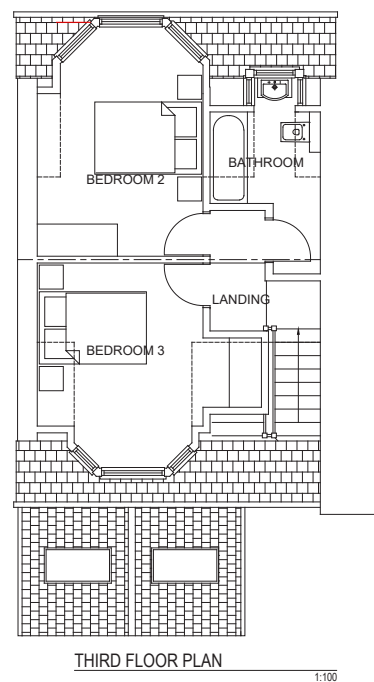




GROUND FLOOR PLAN 1:100



SECOND FLOOR PLAN 1:100



THIRD FLOOR PLAN 1:100



01 PROPOSED NORTH-WEST ELEVATION
1:50



02 PROPOSED NORTH-EAST ELEVATION
1:50



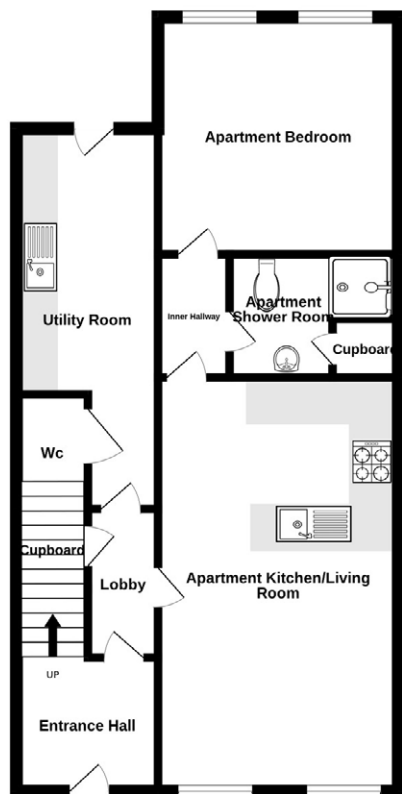
PROPOSED SOUTH-WEST ELEVATION
1:50



PROPOSED SOUTH-EAST ELEVATION
1:50

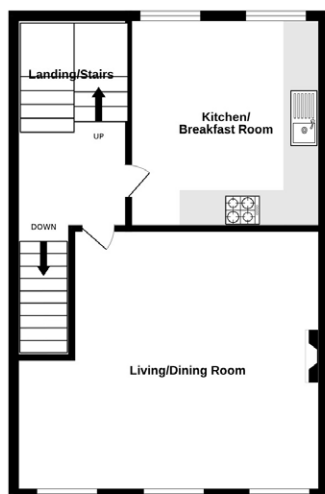
Floorplan

GROUND FLOOR (APARTMENT)

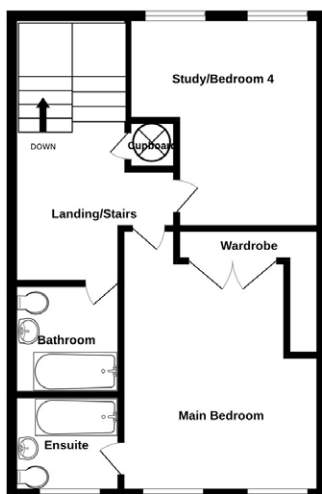


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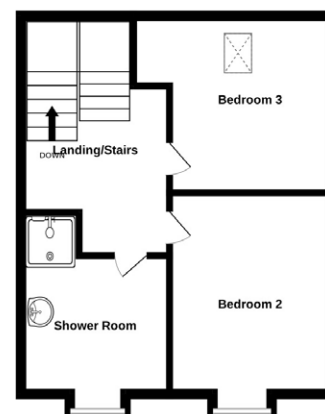
1ST FLOOR



2ND FLOOR



3RD FLOOR



GROUND FLOOR

Entrance hall

6'6 x 6' (2m x 1.8m)

Lobby

9' x 4'6 (2.7m x 1.4m)

WC

Utility

14'9 max x 6'4 (4.5m max x 1.9m)

APPLIANCES

- Hotpoint washing machine
- Bosch condensing tumble dryer

Apartment kitchen/living room

19' x 10' (5.8m x 3.1m)

APPLIANCES

- Neff double oven
- Neff gas hob
- Neff extractor
- Housing for integrated fridge and freezer

Apartment inner hall

7'3 x 3'1 (2.2m x 0.9m)

Apartment shower room

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

Apartment bedroom

12' x 11' (3.7m x 3.4m)

FIRST FLOOR

Landing

12' x 6'3 (3.7m x 1.9m)

Kitchen/breakfast room

12' x 10' (3.7m x 3.1m)

APPLIANCES

- XXL Miele dishwasher
- Neff double oven - Main oven with fan
- Neff ceramic hob
- Neff extractor hood
- Bosch microwave with grill
- LG American style fridge freezer with ice/chilled water dispenser

Living/dining room

17'4 max x 14'7 max (5.3m x 4.5m)

Coal effect gas fire.

SECOND FLOOR

Landing

12'1 x 6'8 (3.7m x 2m)

Bathroom

6'9 x 5'8 (2m x 1.7m)

Main bedroom

14'6 x 11' (4.5m x 3.4m)

En-suite

7'3 x 5'8 (2.2m x 1.7m)

Study / Bedroom 4

12' x 10'3 (3.7m x 3.1m)

THIRD FLOOR

Landing

7'4 x 6'7 (2.2m x 2m)

Shower room

6'6 x 5'9 (2m x 1.8m)

Bedroom 3

13'8 x 9'9 (4.2m x 3m)

Bedroom 2

10'1 x 9'7 (3.1m x 3m)

EXTERIOR

The property is approached off the main c/oad. The two allocated parking

spaces are situated in a parking area to the rear of the property. To the rear of Tranquille is a lovely, enclosed patio garden complete with covered terrace and garden shed. A rear gate leads to the parking area.

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

Services: Mains electricity and water, mains drainage, mains gas, oil fired central heating via a communal oil tank, uPVC double glazing. Fibre to the property. Wired fast ethernet cables to study / bedroom 4, wired Wifi access ports to all 4 floors. Zappi EV charging point to front parking space. .

Clos fee: £896 p/a - this covers the communal gardening, communal lighting, communal bin store for general waste and recycling, secured and lit pedestrian access to Hauteville from rear car parking area. The development is managed by Mawson Collins.

Perry's ref: 25 F2

what3words: gave.knots. alarmed

TRP: 203

CONTACT OUR LOCAL MARKET TEAM



Matt



Ben



Liz



Courtney



Hannah