



3, Mont Bleu

Les Cotils, St Peter Port, GY1 2LY

£845,000

LOCAL MARKET

JOINT AGENT

3, Mont Bleu is presented to the market with fantastic dual aspect views of the St Peter Port coastline and neighbouring islands.

This townhouse provides an open plan kitchen living space as well as 3 double bedrooms serviced by two bath/shower rooms and handy storage space. Externally, the property provides basement-level, off-street parking for one vehicle as well as on street parking options in the area and a large balcony to take in the stunning views on offer.

Positioned on a quiet permit only road just a short walk from the main amenities, this property would serve as a super family home or investment opportunity.

School catchment: Amherst Primary School / Les Varendes High School

Key facts



- Townscape and sea views
- Basement-level parking for 1
- 3 double bedrooms
- Convenient town location
- Open plan living area with large balcony

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GUERNSEY'S ESTATE AGENT





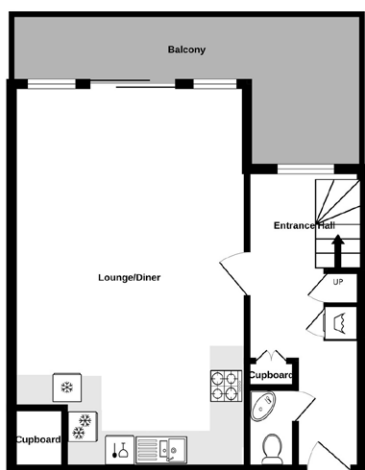




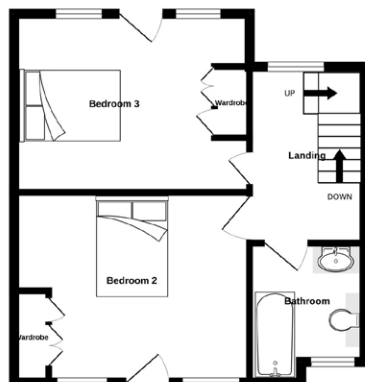


Floorplan

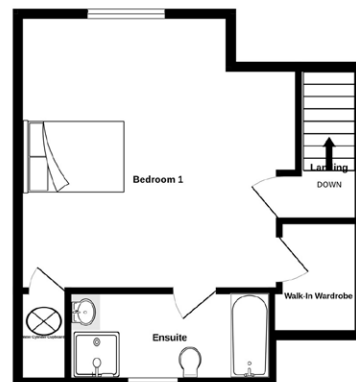
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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GROUND FLOOR

Entrance hall

17'1 x 6'7 (5.2m x 2m)

Cupboard housing Bosch washer/dryer

Kitchen/ living room

22'6 x 13'8 (6.8m x 4.2m)

APPLIANCES

- AEG electric oven
- Electric hob
- AEG extractor fan
- Bosch fridge
- Bosch freezer
- Neff dishwasher
- Hisense fridge freezer

FIRST FLOOR

Bathroom

8' x 6'9 (2.4m x 2m)

Bedroom 2

13'9 x 11'1 (4.2m x 3.4m)

Bedroom 3

13'8 x 10'6 (4.2m x 3.2m)

SECOND FLOOR

Bedroom 1

17'5 x 15'6 (5.3m x 4.7m)

Dressing room

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

En-suite

14'4 x 5'9 (4.4m x 1.8m)

EXTERNAL

The property is accessed off Les Cotils. The access to the basement level parking space (numbered 2) is just along from the main front door of the property. There is a ground floor terrace enjoying Townscape and sea views which is accessed via doors from the open plan kitchen living area.

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

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

Perry's ref: 17 G4

what3words: locating.retrial.tested

TRP: 133 (188 total including share of basement level and parking space)

Expected achievable rental: £2,900 per calendar month.

CONTACT OUR LOCAL MARKET TEAM



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