



Les Menages

Rue des Crabbes, St Saviour's GY7 9QQ

£825,000

LOCAL MARKET

JOINT AGENT

This charming, detached cottage is located just a stone's throw away from Perelle Bay

The accommodation comprises well-proportioned reception rooms, along with three bedrooms, one of which enjoys a sea view. The property would benefit from modernisation and the large barn offers ample storage but could be converted to create further accommodation, subject to the relevant permissions. Externally, there is ample parking to the front and gravelled rear garden. Viewing is highly recommended by Cooper Brouard.

School catchment: La Houquette Primary and Les Beaucamps High

Key facts



- Attractive detached cottage
- Just opposite Perelle Bay
- Sea views from the first floor
- Large barn with great potential
- Gardens and ample parking

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



**cooper
brouard**
GUERNSEY'S ESTATE AGENT





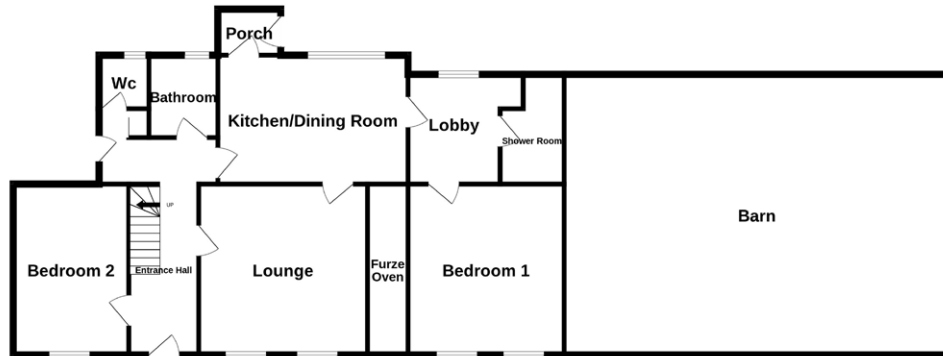




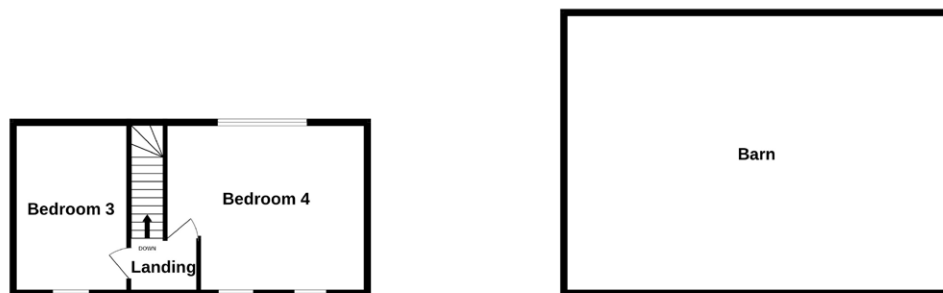


Floorplan

GROUND FLOOR



1ST FLOOR



Made with Metropix ©2023



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

Entrance hall

14'5 x 5'6 (4.4m x 1.7m)

Lounge

13'10 x 13'9 (4.2m x 4.2m)

Kitchen/Dining room

15'5 x 10'6 (4.7m x 3.2m)

Bedroom 1

14'1 x 12'9 (4.3m x 3.9m)

Bedroom 2

12'9 x 9'6 (3.9m x 2.9m)

Hallway

8'4 x 3'7 (2.6m x 1m)

Bathroom

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

Separate WC

Lobby

8'11 x 6'4 (2.7m x 1.9m)

Shower room

8'6 x 5'1 (2.6m x 1.6m)

FIRST FLOOR

Bedroom 4

20' x 15'1 (6m x 4.6m)

Bedroom 3

13'7 x 8'10 (4.2m x 2.7m)

EXTERIOR

The property is approached off the main road onto the gravel drive where there is plenty of parking. The front garden is laid to gravel bounded by low walls to the roadside. Access leads down the side of the barn onto the rear garden which is laid to gravel and enclosed by hedging and low walls.

BARN

31'4 x 22' (9.4m x 6.7m)

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

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

Finding the property: Travelling along Perelle coast road with the garage on your left take the next left and Les Menages is the first property on the left.

Perry's ref: 13 E5

what3words: transitions.outlawing.taints

TRP: house 198, barn 72

CONTACT OUR LOCAL MARKET TEAM



Matt



Ben



Liz



Courtney



Hannah