



# Les Sages

Chemin Le Roi, Torteval, GY8 0NH

£4,500pm

LOCAL MARKET RENTAL

SOLE AGENT

## Refurbished 4-bedroom Victorian Villa in the tranquil lanes of Torteval.

Nestled in the peaceful lanes of Torteval, this beautifully refurbished four bedroom, five bathroom Victorian Villa offers an exceptional blend of character, comfort, and contemporary living and is just a short distance from local amenities and schools.

The ground floor boasts three generous reception rooms, a large kitchen which flows seamlessly to the outdoor space, perfect for alfresco dining and summer gatherings. Upstairs, four well-appointed bedrooms are complemented by four bathrooms which have retained the villa's original charm and character.

Outside, the property truly comes into its own equipped with expansive lawned gardens while the swimming pool, jacuzzi, and life-sized outdoor chess set add a touch of luxury and fun, making this a perfect family sanctuary.

### Key facts



- 4 double bedrooms and 5 bathrooms refurbished Victorian Villa
- 3 elegant reception rooms with flexible living space
- Landscaped gardens swimming pool, jacuzzi & outdoor chess set
- Regret no smokers or shares
- Available immediately

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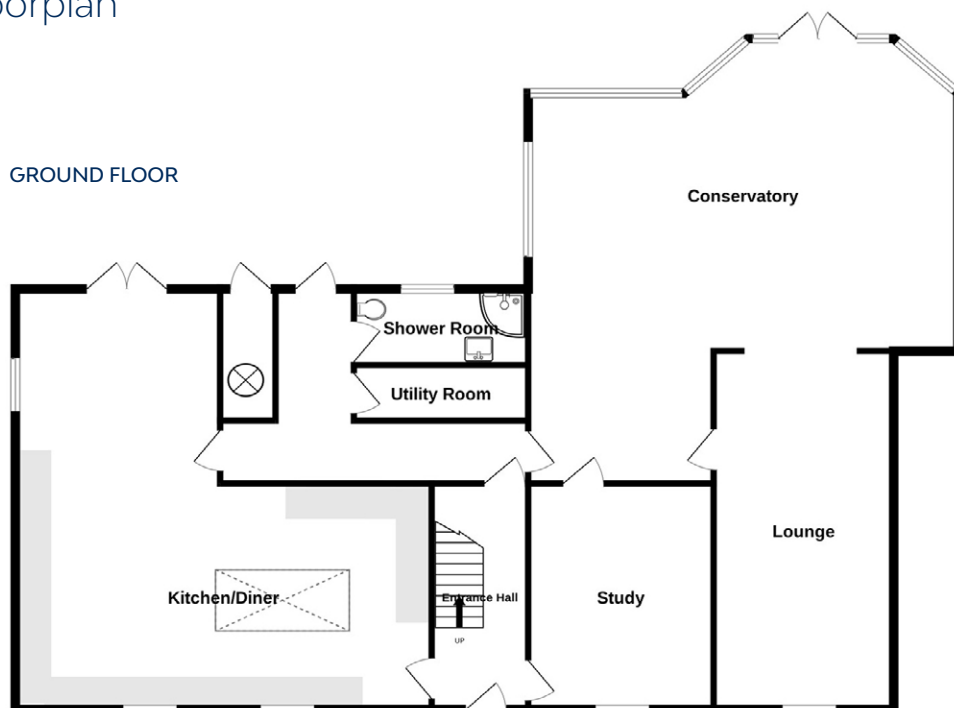




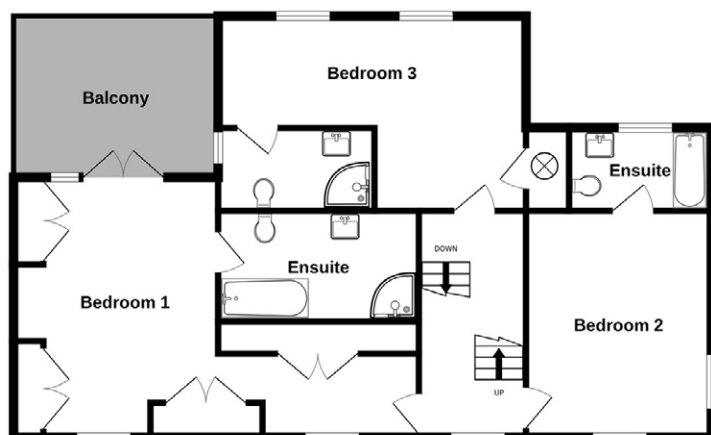


## Floorplan

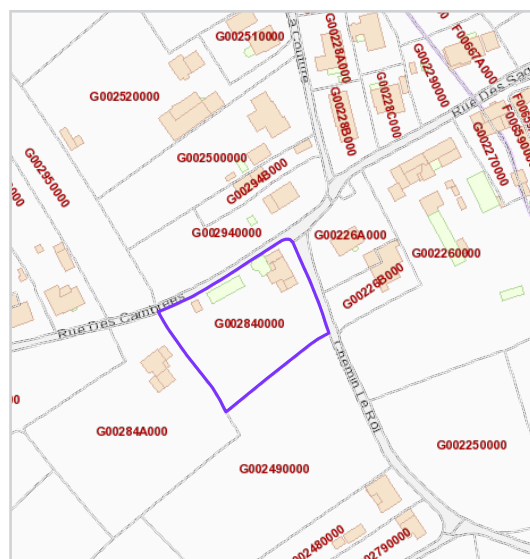
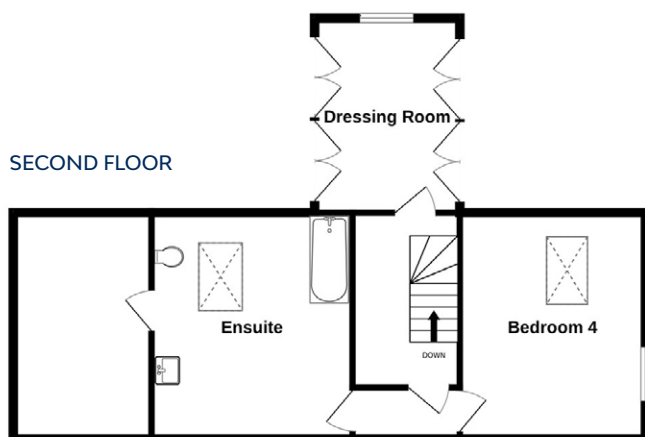
### GROUND FLOOR



### FIRST FLOOR



### SECOND FLOOR



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## Entrance Hall

14' x 5'11 (4.3m x 1.8m)

## Study

14' x 11'5 (4.3m x 3.5m)

## Lounge

22'2 x 11'1 (6.7m x 3.4m)

## Conservatory

27'5 x 26'6 (8.4m x 8m)

## Kitchen/diner

26' x 25'8 (7.9m x 7.8m)

## Shower room

10'9 x 4'8 (3.3m x 1.4m)

## Utility Room

10'9 x 3'5 (3.3m x 1m)

## FIRST FLOOR

### Landing

14' x 6'7 (4.3m x 2m)

### Bedroom 1

25' x 16' (7.6m x 4.9m)

### Ensuite

12'5 x 6'10 (3.8m x 2.1m)

## Balcony

12'8 x 9'11 (3.9m x 3m)

## Bedroom 2

14' x 11'5 (4.3m x 3.5m)

## Ensuite

8'9 x 5'1 (2.7m x 1.6m)

## Bedroom 3

19' x 12' (5.8m x 3.7m)

## Ensuite

9'8 x 5'1 (3m x 1.6m)

## SECOND FLOOR

### Bedroom 4

14' x 11'5 (4.3m x 3.5m)

### Ensuite

14' x 12'5 (4.3m x 3.8m)

### Storage room

14' x 8'6 (4.3m x 2.6m)

### Dressing Room

12' x 8'11 (3.7m x 2.7m)

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

**Services:** Mains electricity and water, main drainage, oil fired central heating, uPVC double glazing.

**Perry's ref:** 26 D2

**what3words:** fusions. overruns.swoop

**TRP:** 526

## LEASE

**Term:** 1 year minimum

**Rent:** £4,500 per month including pool and spa maintenance

**Deposit:** Equivalent of 1½ month's rent

**Available:** Immediately

**Restrictions:** Regret no smokers or sharers. Pets at landlords discretion.

**Additional costs:** Utilities bills ie electricity & telephone. Insurance on personal possessions.

## Personal References:

From two professional people over 21 years of age, unrelated to the prospective tenant and who have known the prospective tenant for at least three years and can vouch for the prospective tenant's good character and suitability as a tenant.

## Confirmation of

**affordability:** We will require a copy of your current contract of employment, or a suitable letter from your employers HR department, confirming your employment inclusive of salary. We also request three months bank statements.

**Proof of identity:** Copy or sight of passport or drivers licence and last three months bank statements.

## Housing licence (if

**applicable):** Proof that a housing licence has been granted. A housing licence will be required for each individual if the property is to be occupied by persons that are not your immediate family.

## CONTACT OUR RENTALS TEAM



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