



Les Rouvets

Rue de L'Arquet, St Saviour, GY7 9NE

£1,650,000

OPEN MARKET

Beautifully positioned on a quiet lane in St Saviours, just moments from Perelle Bay, this substantial 15th century listed farmhouse offers a discerning buyer a super opportunity to create a truly impressive home.

Comprising up to seven bedrooms over three floors, Les Rouvets boasts character filled accommodation throughout. Further to the main house, there is a number of outbuildings including a two bedroom local market flat.

Set within generous grounds, the property also features a swimming pool with dedicated pool house as well as an area of agricultural land across the lane.

Although requiring full renovation throughout, viewing is recommended to appreciate the scope and possibilities on offer

Key facts



- Listed Guernsey farmhouse
- Offering up to 7 bedrooms in main house
- Numerous outbuildings
- Requiring full renovation
- Local market 2 bed flat
- Ample parking, pool, gardens

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GUERNSEY'S ESTATE AGENT









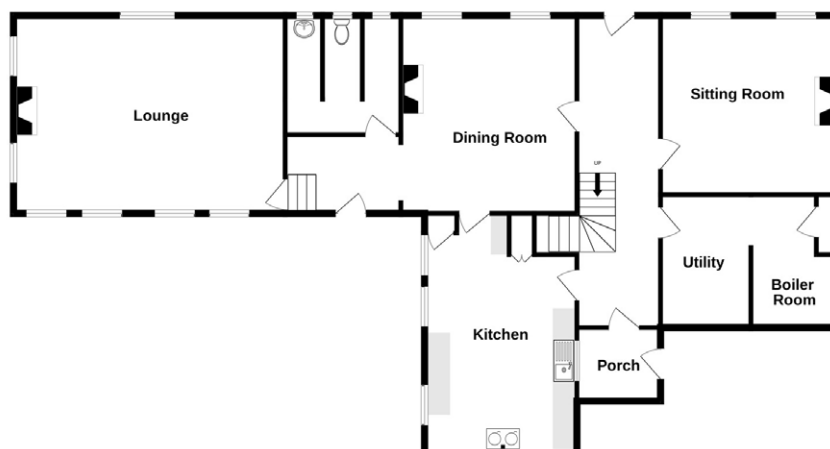




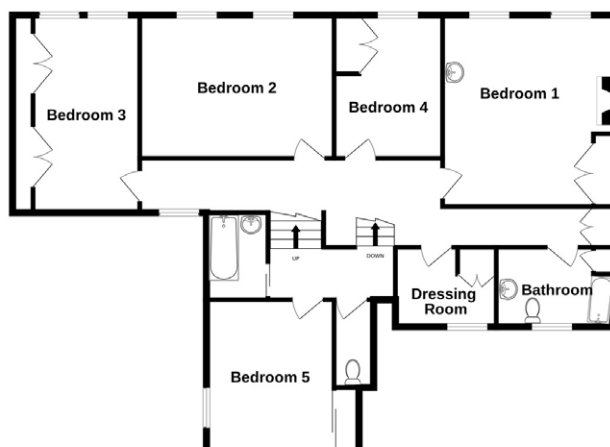


Floorplan

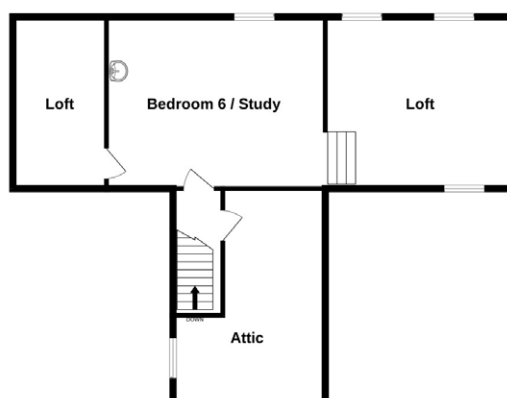
GROUND FLOOR



1ST FLOOR

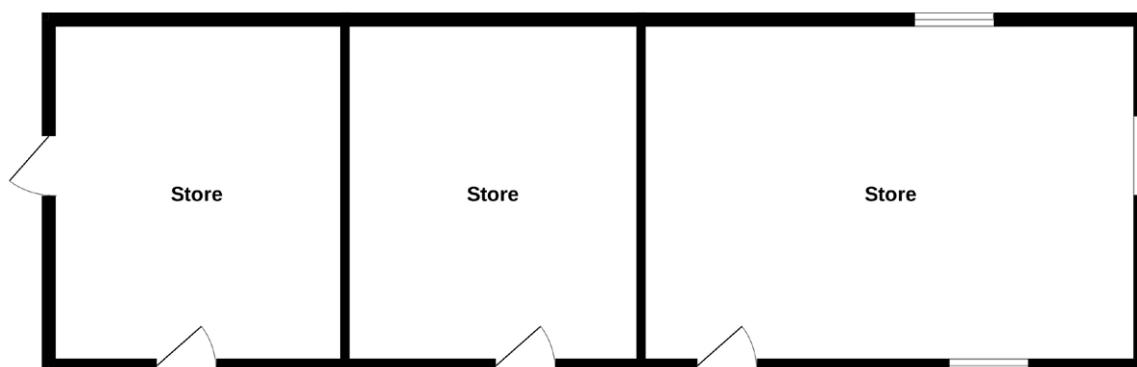


2ND FLOOR

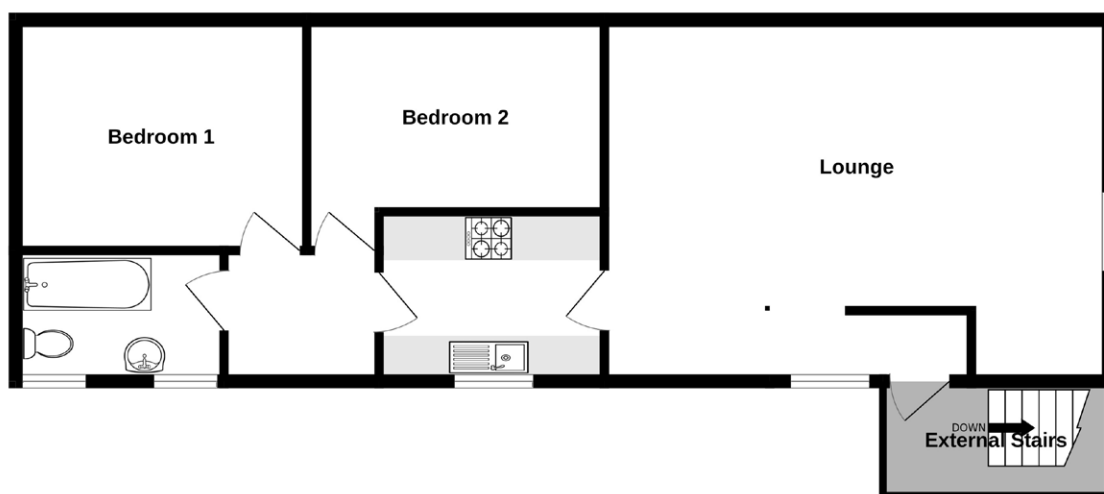


Floorplan

GROUND FLOOR



FIRST FLOOR



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GROUND FLOOR

Porch

5'11 x 5'10 (1.8m x 1.8m)

Entrance hall

30' x 6'7 (9m x 2m)

Sitting room

14'5 x 14'8 (4.4m x 4.5m)

Utility

13'5 x 7'9 (4.1m x 2.4m)

APPLIANCES

- Hotpoint washing machine

Boiler room

13'5 x 6'7 (4.1m x 2m)

Kitchen

20' x 12'10 (6m x 4m)

APPLIANCES

- Bosch fridge
- Hotpoint freezer
- Aga

Dining room

18'8 x 14'9 (5.7m x 4.5m)

Inner hallway

9'8 x 3'1 (3m x 0.9m)

WC

Lounge

22' x 16' (6.7m x 4.9m)

FIRST FLOOR

Landing

Bedroom 1

15'1 x 13'5 (4.6m x 4.1m)

Dressing room

11'6 x 8'10 (3.5m x 2.7m)

Bathroom

11'2 x 8'10 (3.4m x 2.7m)

Bedroom 4

11'10 x 8'10 (3.6m x 2.7m)

Bedroom 2

18' x 11'6 (5.5m x 3.5m)

Bedroom 3

16'1 x 8'2 (4.9m x 2.5m)

Bathroom

6'7 x 4'7 (2m x 1.4m)

Bedroom 5

12'2 x 10'2 (3.7m x 3.1m)

Separate WC

7'3 x 2'4 (2.2m x 0.8m)

SECOND FLOOR

Bedroom 6/study

17' x 14'5 (5.2m x 4.4m)

Loft space

EXTERIOR

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

Services: Mains electricity and water, cesspit drainage, oil fired central heating, single glazed timber and some uPVC double glazing.

Perry's ref: 20 D1

what3words: polystyrene.voiced.soap

TRP: 947 (total for Open Market house, Local Market flat, outbuildings, pool etc) + 65 agricultural field + 57 agricultural field

CONTACT OUR OPEN MARKET TEAM



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Ground Floor Barn

Store

9'2" x 9' (2.8m x 2.7m)

Store

18' x 14'7" (5.5m x 4.5m)

Store

First Floor Local Market Flat

Lounge

21' x 16'5" (6.4m x 5m)

Kitchen

9'10" x 6'3" (3m x 1.9m)

APPLIANCES

- Hotpoint oven
- Indesit fridge
- Indesit freezer

Inner hall

Bedroom 2

12'6" x 9'6" (3.8m x 2.9m)

Bedroom 1

12'2" x 9'10" (3.7m x 3m)

Bathroom

6'7" x 4'7" (2m x 1.4m)

Pool House

Store behind pool house

51'3" x 13' (15.6m x 4m)

Barn

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