



Le Petit Menage

Les Courtes Fallaizes, St Martins GY4 6DH

£595,000

LOCAL MARKET

JOINT AGENT

This exceptionally charming property is nestled in a highly sought-after location in St Martin's, close to Jerbourg and with scenic cliff walks on your doorstep.

The accommodation indoors offers a generous kitchen/dining space, a cozy sitting room with a working log burner, and two bedrooms, serviced by a bathroom. Externally, the property benefits from a low maintenance courtyard garden, with steps up leading to an impressive rooftop decked area. The property is currently tenanted and would be a super investment opportunity.

School catchment: St Martins / Les Beaucamps

Key facts



- Highly sought-after St Martin's location
- Scenic cliff walks on your doorstep
- Generous kitchen/dining room
- Investment opportunity
- Low maintenance courtyard garden

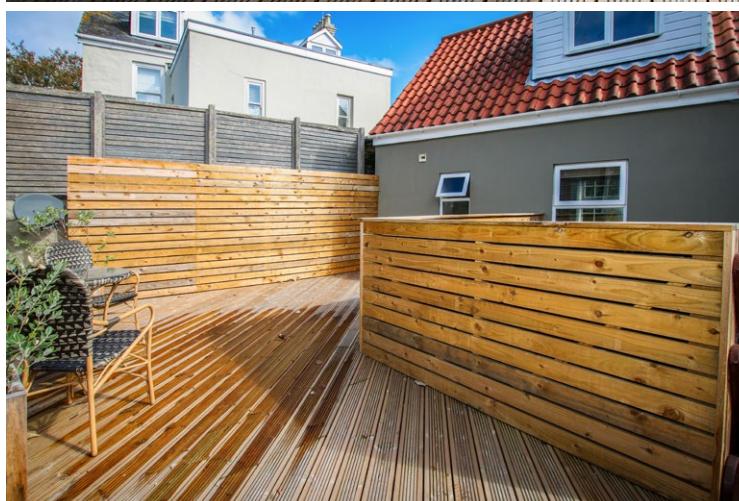
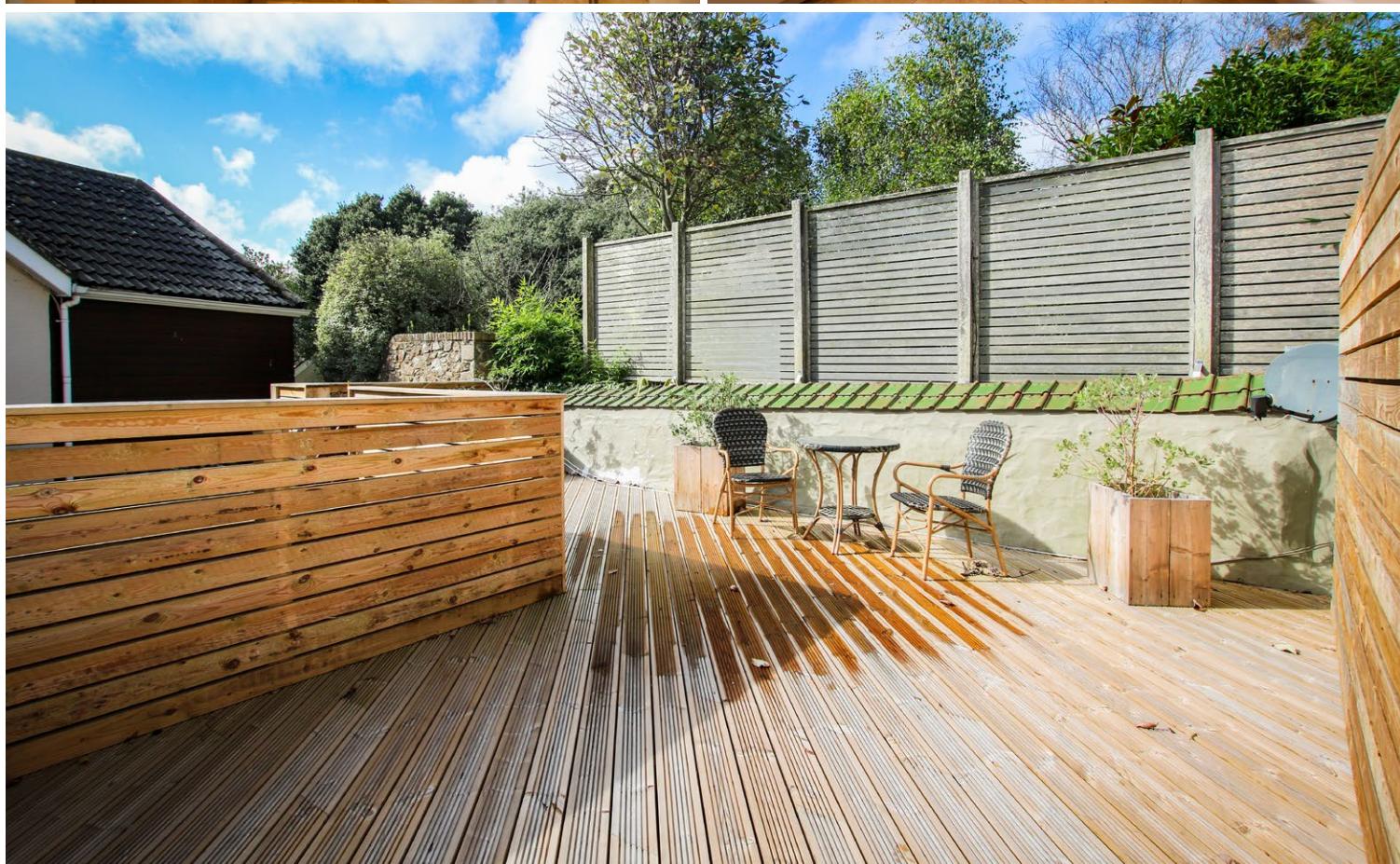
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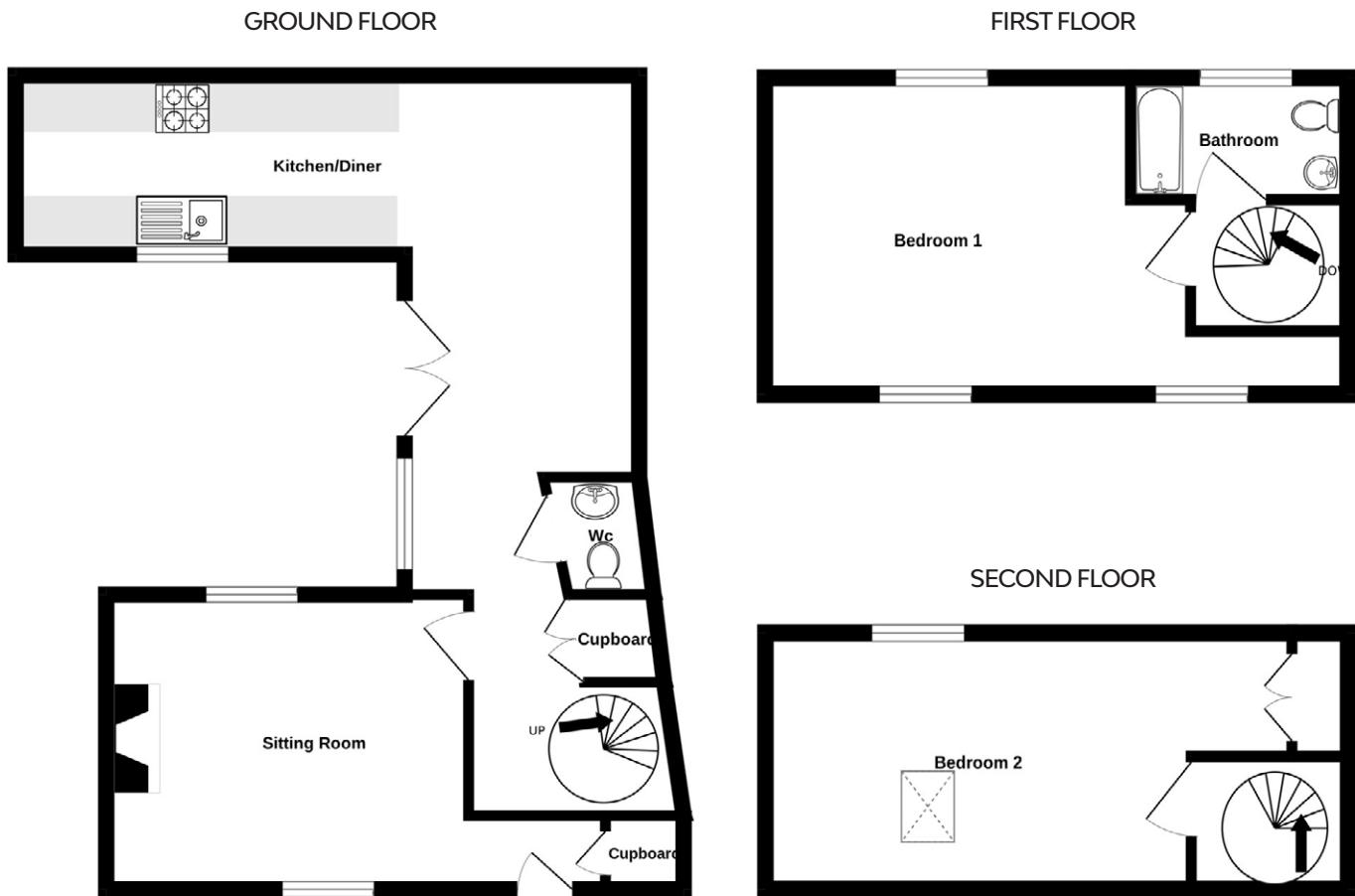








Floorplan



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Sitting Room

14'5 x 10'10 (4.4m x 3.3m)

Inner Hallway

11'9 x 5'4 (3.6m x 1.6m)

Spiral staircase**Kitchen / Dining Room**18'11 x 8'6 & 20'7 x 6'5
(5.8m x 2.6m & 6.9m x 2.0m) max L - shaped**WC**

3'10 x 3'6 (1.2m x 1.1m)

FIRST FLOOR**Bedroom 1**

15'4 x 14'9 (4.7m max x 4.5m)

Bathroom

6'10 x 5'9 (2.1m x 1.8m)

SECOND FLOOR**Bedroom 2**

12'4 x 10'5 (3.8m x 3.2m)

EXTERIOR

To the front, a paved pathway and patio are enclosed to the roadside by an attractive brick-capped granite wall.

A path runs along the side of the property, providing access to the rear.

The rear features a delightful patio courtyard adjoining the kitchen/dining room, with steps up to a spacious rooftop decked area.

APPLIANCES

- Neff integrated oven
- Neff extractor fan
- Neff integrated microwave
- Gas hob
- Hotpoint washing machine
- Neff integrated fridge/freezer
- Neff integrated slimline dishwasher

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

Services: Mains electricity and water, cesspit drainage, Air source heat pump underfloor heating, uPVC double glazing.

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CONTACT OUR LOCAL MARKET TEAM**Matt****Ben****Liz****Courtney****Hannah**