



# Le Petit Menage

£595,000

Les Courtes Fallaizes, St Martins GY4 6DH

LOCAL MARKET

JOINT AGENT

This exceptionally charming investment 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 property is currently tenanted and available to investors only.

The accommodation indoors offers a generous kitchen/dining space, a cosy 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 leading up to an impressive rooftop decked area.

School catchment: St Martins / Les Beaucamps

## Key facts



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

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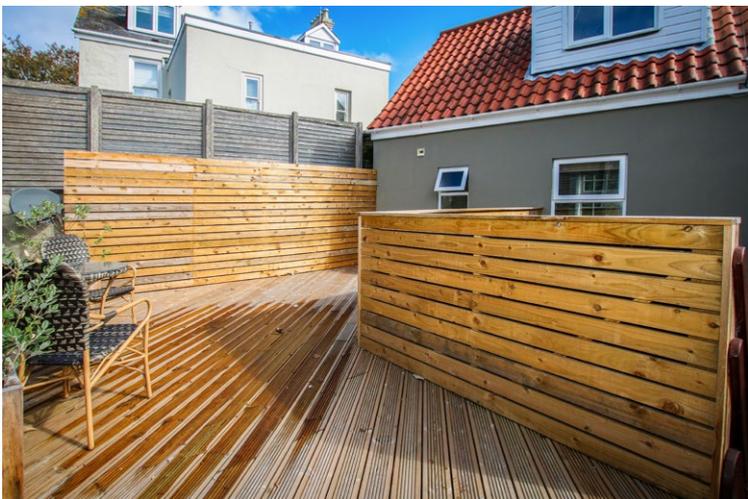
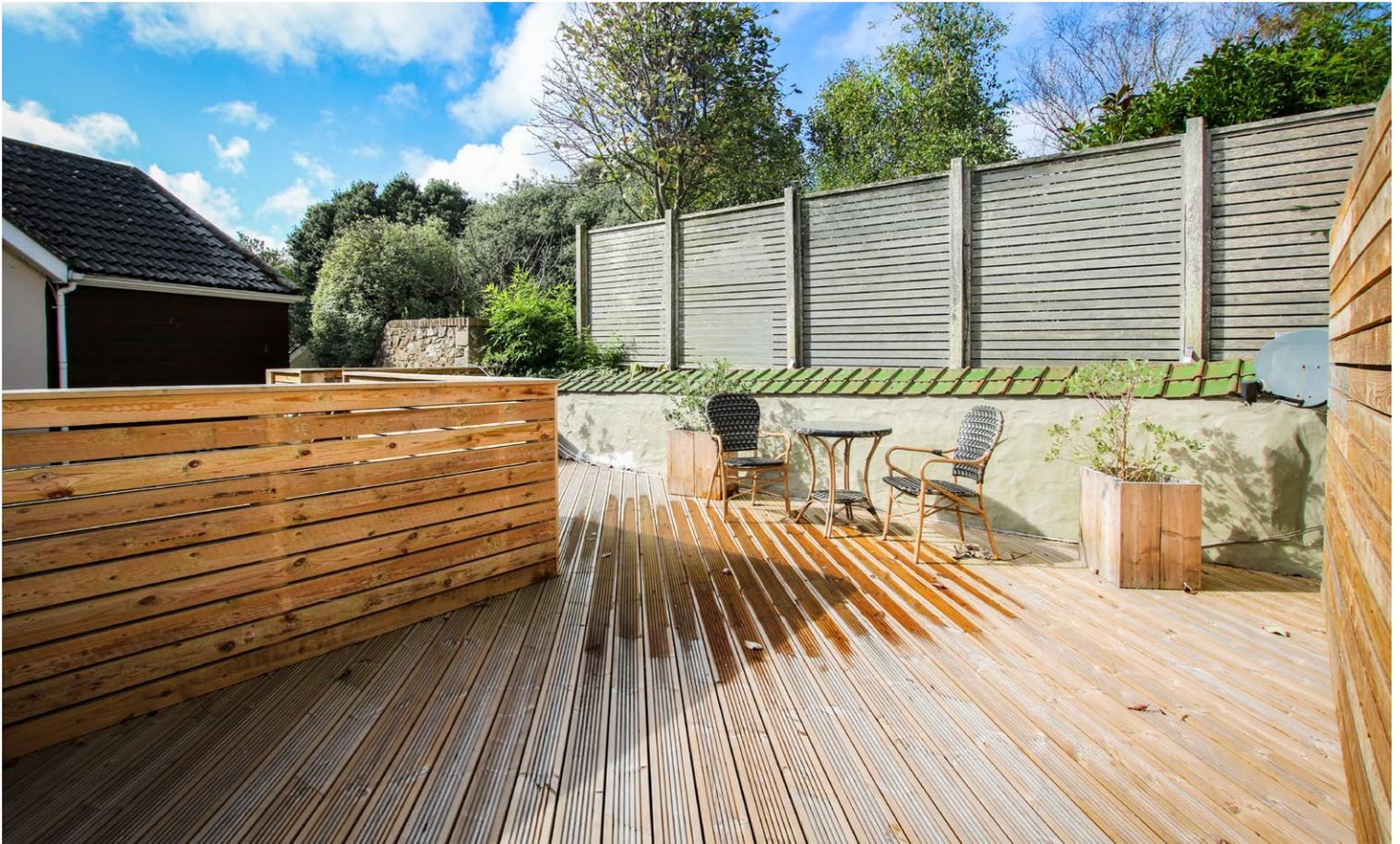
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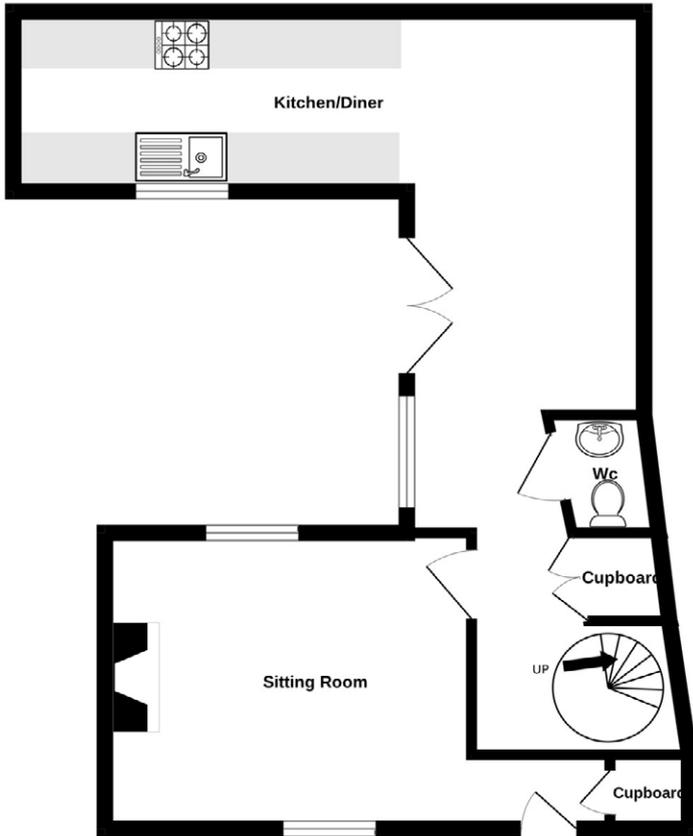




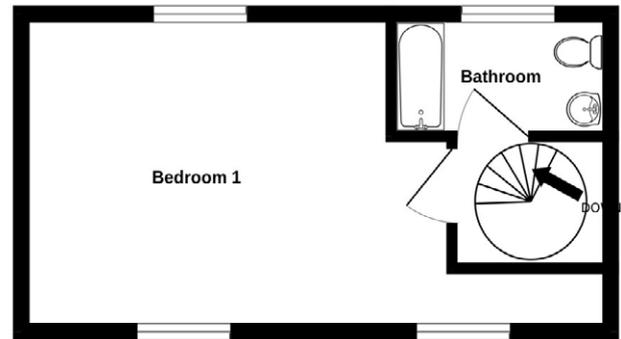


# Floorplan

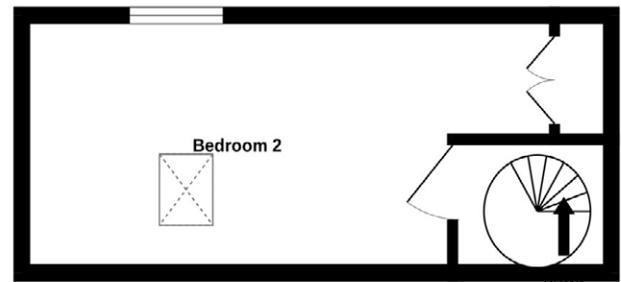
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



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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.

**Perry's ref:** STM 31E2

**what3words:** chokers.corny.females

**TRP:** 126

## CONTACT OUR LOCAL MARKET TEAM



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