



# Les Menages

Rue des Crabbes, St Saviour, GY7 9QQ

## £3,000pm

LOCAL MARKET RENTAL

SOLE AGENT

A charming detached 4-bedroom cottage located at Perelle, close to local amenities.

The property features bright, spacious rooms and enjoys sea views from the first floor. It also benefits from ample parking, a low-maintenance garden.

The property will be available from 1st April 2026 for a 12-month lease.

School catchment: Houguettes Primary, Les Beaucamps High

## Key facts



- Detached 4 bedroom cottage opposite Perelle bay close to local amenities.
- Bright rooms with sea views from the first floor.
- 4 bedrooms and 2 bathrooms offering flexible accommodation.
- Low-maintenance garden and ample parking
- Available from 1st April 2026 for a 12-month lease.
- Regret no smokers or sharers. Pets allowed

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GUERNSEY'S ESTATE AGENT

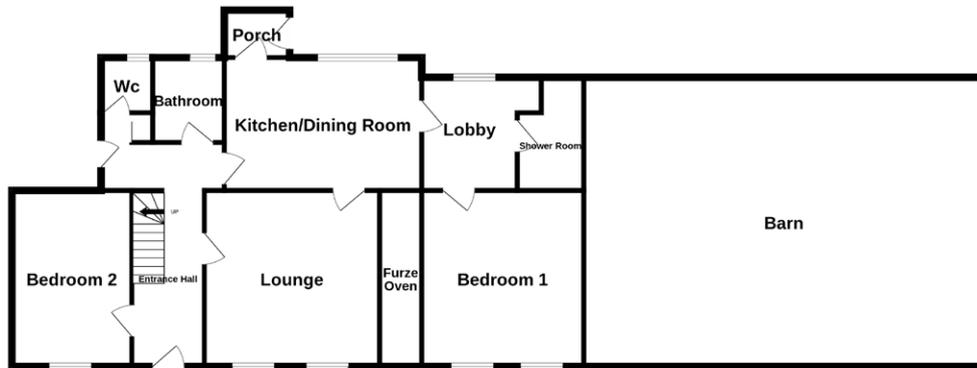




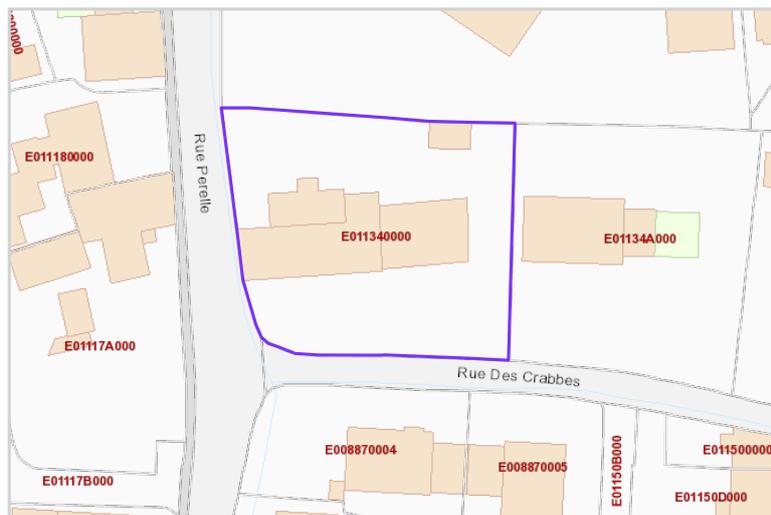
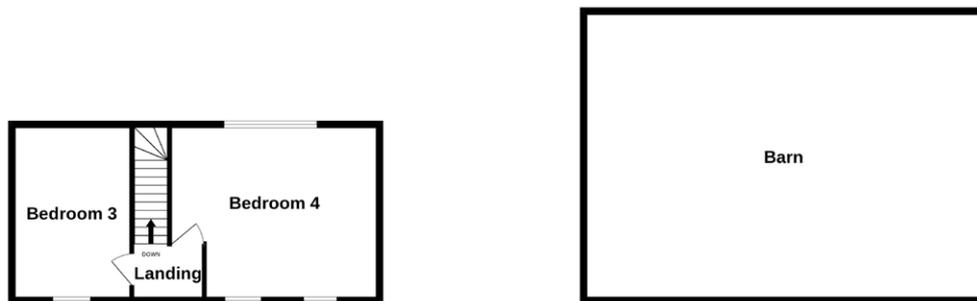


# Floorplan

## GROUND FLOOR



## 1ST FLOOR



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## 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 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)

## Bedroom 1

4'1 x 12'9 (4.3m x 3.9m)

## FIRST FLOOR

### Bedroom 4/ Sitting room

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.

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

**Services:** Mains electricity, water and 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

## LEASE

**Term:** 1 year

**Rent:** £3,000

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

**Available:** 1st April 2026

**Restrictions:** Regret no smokers or sharers. Pets allowed

**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



Cathy



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