



Les Petits Mouettes

La Greve, Vale, GY3 5AR

£1,740,000

OPEN MARKET

Set along a quiet residents-only lane and enjoying open views to L'Ancrese Common, this spacious late-1960s chalet bungalow offers a rare opportunity to acquire a substantial home in a highly desirable setting.

Although in need of modernisation and renovation in areas, the main house provides well-proportioned and versatile accommodation arranged over two floors. A large lounge is complemented by a kitchen/diner, alongside a separate first floor family room. There are four bedrooms, two of which benefit from en-suite facilities plus a further guest WC. Adjoining the main home is a two-bedroom wing, great for guests or a dependant relative.

Externally, the property boasts mature gardens with a raised patio complete with swimming pool, with a large garage and ample parking completing the offering.

Key facts



- Substantial detached chalet bungalow
- 4 bedrooms in main house
- 2 bedroom attached wing
- Large garage and good parking
- Lovely garden including raised terrace & pool
- Views out across L'Ancrese Common

t 01481 236039
e enq@cooperbrouard.com
w cooperbrouard.com



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GUERNSEY'S ESTATE AGENT











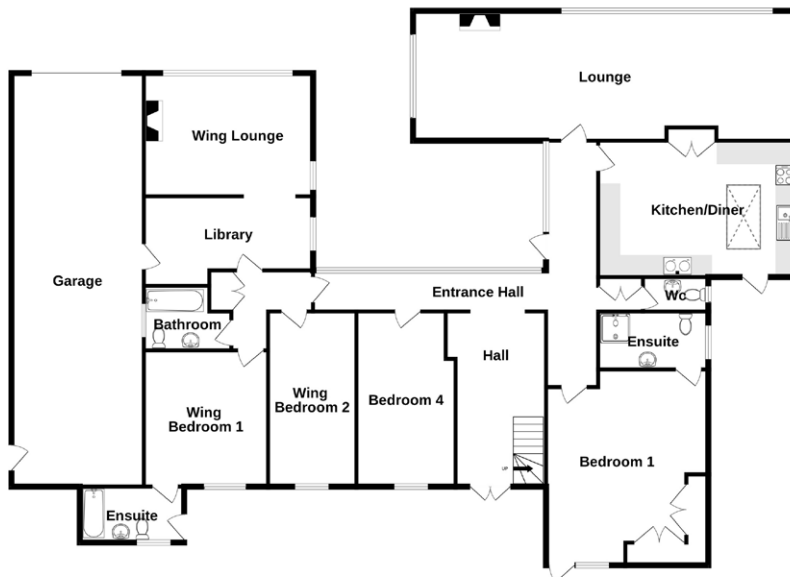




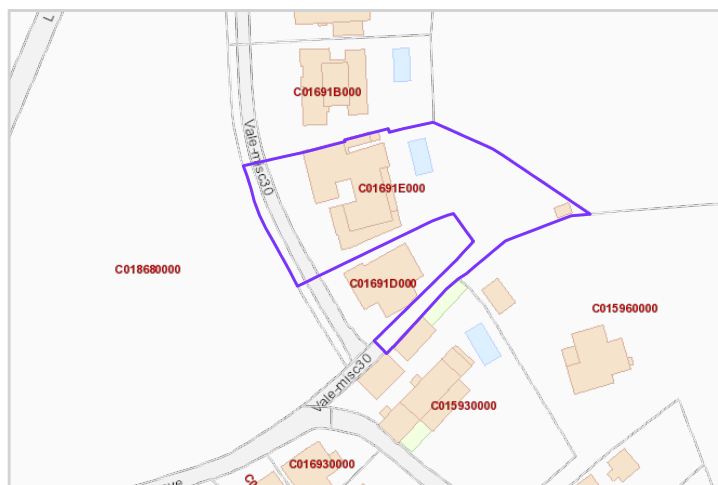
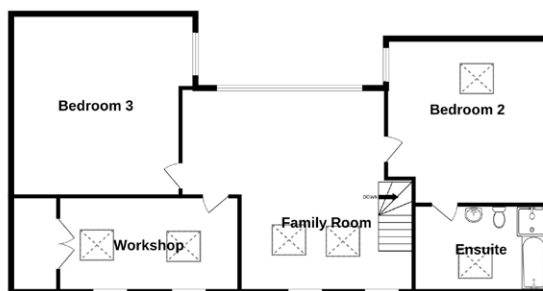


Floorplan

GROUND FLOOR



1ST FLOOR



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GROUND FLOOR

Entrance hall

24'3 x 5'4 + 23'3 x 3'1
(7.4m x 1.6m + 7.1m x 0.9m)

Lounge

37'9 x 12'9 (11.5m x 3.9m)

Kitchen

19'6 x 13'6 (5.9m x 4.1m)

WC

6'4 x 3'6 (1.9m x 1.1m)

Bedroom 1

19'11 x 13'6 (6m x 4.1m)

En-suite

10'3 x 6'6 (3.1m x 2m)

Hall

17'1 x 8'8 (5.2m x 2.7m)

Bedroom 4

16'4 x 9'9 (5m x 3m)

Wing bedroom 2

15'1 x 8'8 (4.6m x 2.7m)

Wing bedroom 1

12'1 x 11'2 (3.7m x 3.4m)

En-suite

10'7 x 5'3 (3.7m x 1.6m)

Bathroom

7'8 x 6'1 (2.4m x 1.9m)

Wing library

16'9 x 7'6 (5.1m x 2.3m)

Wing lounge

16'6 x 12'3 (5m x 3.7m)

FIRST FLOOR

22'8 x 20'3 max (6.9m x 6.2m)

Workshop

17'9 x 9'8 (5.4m x 3m)

Bedroom 3

18'6 x 16'7 (5.6m x 5m)

Bedroom 2

18'1 x 17'2 (5.5m x 5.2m)

En-suite

13'6 x 9'8 (4.1m x 3m)

EXTERIOR

The property is approached via a residents only lane. There are two parking areas to the front of the property, one of which also provides access to the;

Garage

41'2 x 13'5 (12.5m x 4.1m)

The rear garden is laid predominantly to lawn and boasts a raised patio area complete with swimming pool.

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

Services: Mains electricity and water, cesspit drainage, electric central heating, uPVC double glazing, solar panels.

Perry's ref: 6 C4

what3words: mushroom.neck.charm

TRP: 552 (Total incl. pool & sheds - 602)

CONTACT OUR OPEN MARKET TEAM



Matt



Ross



Ben



Liz



Courtney