



Bréascleit

Rue de L'Aitte, St Pierre du Bois, GY7 9BP

£835,000

LOCAL MARKET

SOLE AGENT

Tucked away in a private position within the sought-after parish of St Pierre du Bois, this charming three-bedroom home offers peaceful living with countryside and distant sea views.

The accommodation comprises an open-plan kitchen, living and dining area, utility room, bathroom and bedroom on the ground floor, with two bright bedrooms upstairs.

Externally, there is a private gravelled driveway providing parking for multiple vehicles, a garage and a low-maintenance wraparound garden.

School catchment: La Houquette Primary School / Les Beaucamps High School

Key facts



- Quiet and desirable location
- Garage and driveway parking for multiple vehicles
- Beautifully presented throughout
- Low maintenance wrap around garden
- Wonderful views

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



 cooper
brouard

GUERNSEY'S ESTATE AGENT













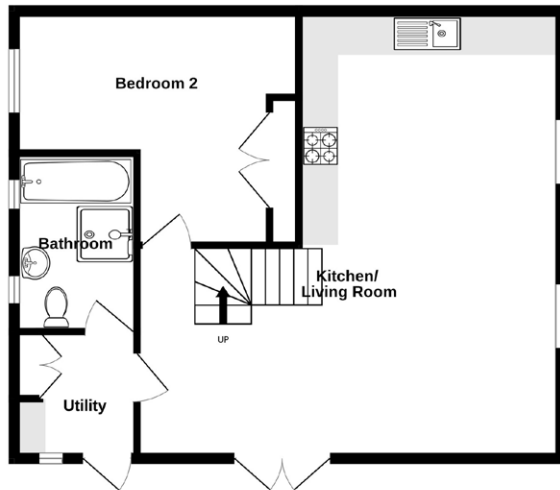




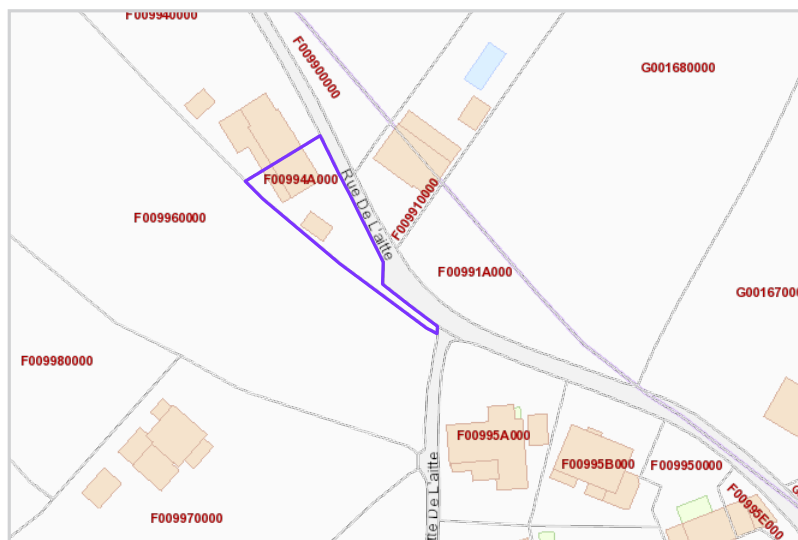
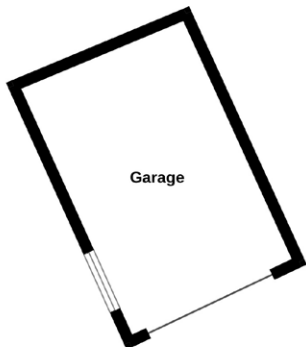
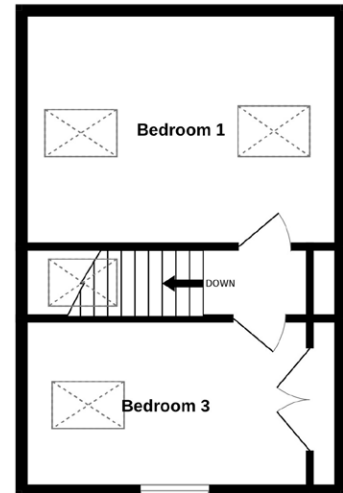


Floorplan

GROUND FLOOR



1ST FLOOR



Mapping / Aerial Photography Copyright © States of Guernsey 2026

GROUND FLOOR

Utility room

6'6 x 6'4 (2m x 1.9m)

Bathroom

9'2 x 6'5 (2.8m x 2m)

Bedroom 2

14'6 x 12'1 max (4.4m x 3.7m)

Kitchen/living room

24'8 max x 21'1 max (7.5m max x 6.4m max)

APPLIANCES

- Hotpoint oven
- Hotpoint hob & extractor
- Hotpoint dishwasher
- 2 fridges
- Fridge freezer

FIRST FLOOR

Bedroom 1

15'2 x 12'1 (4.6m x 3.7m)

Bedroom 3

13'5 x 8'4 (4.1m x 2.5m)

EXTERIOR

The property is approached from the road onto a gravelled driveway providing parking for multiple vehicles and access to the garage. There is a wrap around garden to three sides of the property.

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

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

Perry's ref: 26 B3

what3words: tuning.remember.reordering

TRP: 140

CONTACT OUR LOCAL MARKET TEAM



Matt



Ben



Liz



Courtney



Hannah