



Le Mouillage

Rue des Bordeaux, Vale GY3 5NU

£1,075,000

LOCAL MARKET

SOLE AGENT

This charming 1930s detached home has been cherished by the same family since 1991. 'Le Mouillage' offers generous accommodation, mature gardens and exciting potential, a short walk from Bordeaux Harbour.

The versatile ground floor comprises a lounge, snug, sun room, kitchen, utility room, shower room and two bedrooms. Upstairs are three further bedrooms and a family bathroom. The rear garden is well stocked with mature planting, with a patio, a swimming pool (not in use) and a sizeable workshop.

Early viewing is recommended by Cooper Brouard.

School catchment: Vale Primary School / St Sampsons High School

Key facts



- Fabulous family home
- Desirable location close to Bordeaux Harbour
- Mature gardens
- Currently offering 5 bedrooms
- Scope to create integral wing
- Opportunity to modernise to personal taste

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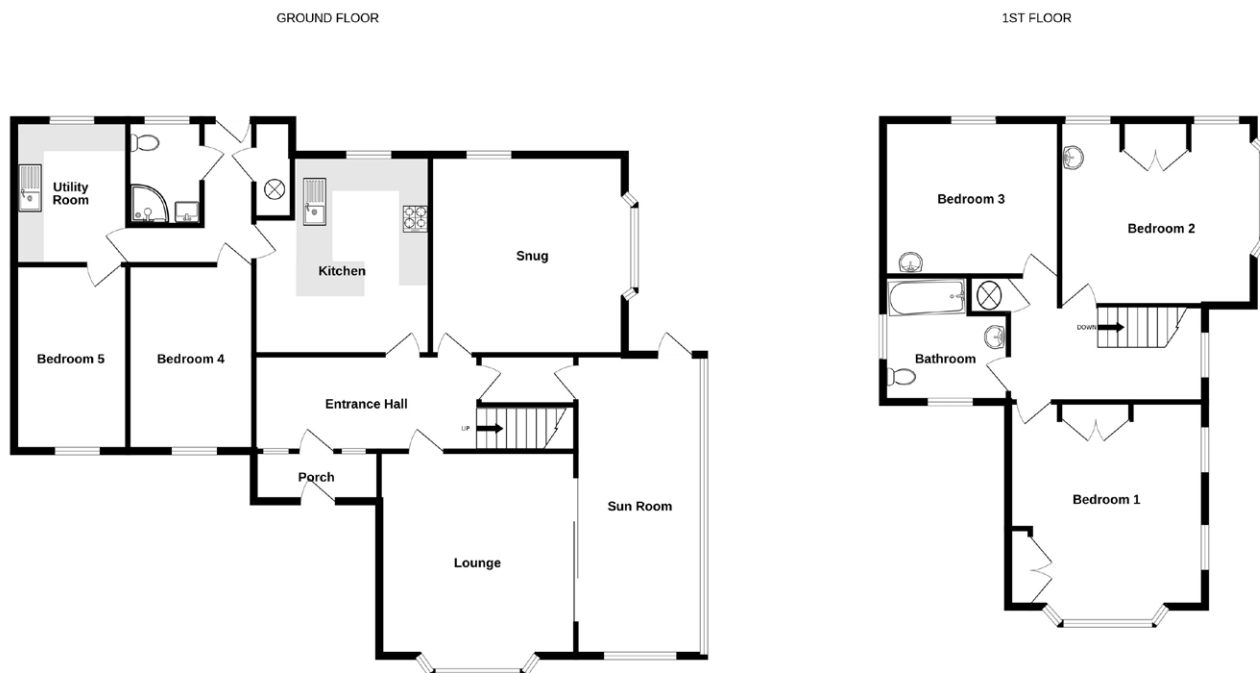




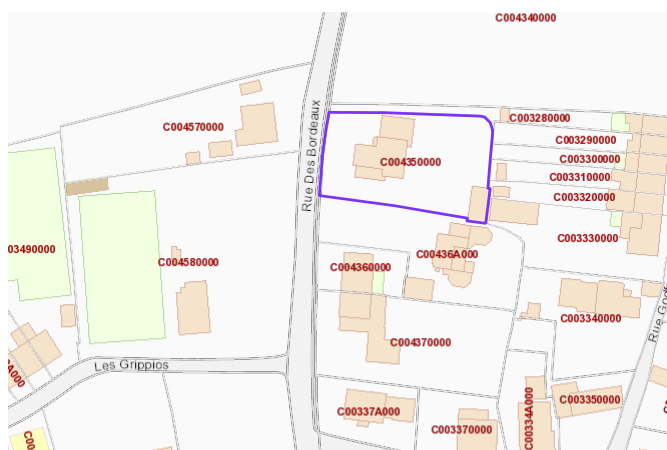




Floorplan



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GROUND FLOOR

Entrance porch

7'11 x 3'10 (2.4m x 1.2m)

Entrance hall

16'6 x 7'10 (5m x 2.4m)

Lounge

18' x 14'10 (5.5m x 4.6m)

Sun room

22'3 x 9'1 (6.8m x 2.8m)

Inner lobby

7'1 x 3'7 (2.1m x 1.1m)

Snug

14'4 x 14'3 (4.4m x 4.4m)

Kitchen

14'6 x 12'5 (4.5m x 3.8m)

APPLIANCES

- Samsung fridge freezer, oven, hob and extractor fan.

Rear hall

10'7 x 3'1 (3.3m x 0.9m)

Shower room

6'3 x 5'6 (1.9m x 1.7m)

Bedroom 4

15'5 x 8'8 (4.7m x 2.7m)

Bedroom 5

15'10 x 8'10 (4.8m x 2.7m)

Utility room

9' x 8'7 (2.7m x 2.7m)

APPLIANCES

- Miele washing machine, Miele tumble dryer.

FIRST FLOOR

Landing

15'8 x 7'8 (4.8m x 2.4m)

Bedroom 1

18'1 x 14'1 (5.5m x 4.3m)

Bedroom 2

14'6 x 14'6 (4.5m x 4.5m)

Bedroom 3

12'5 x 12'5 (3.8m x 3.8m)

Bathroom

9'9 x 7'10 (3m x 2.4m)

EXTERIOR

The property is approached off the road onto a tarmac driveway which provides parking for multiple vehicles. There is access around all sides of the property – to one side is a patio area complete with swimming pool which is currently covered and not in use.

The rear garden is well stocked with mature plants and fruit trees and is complete with a sizeable workshop and a well.

There is a path to the further side of the garden which leads up to the cottages behind, this pedestrian path is for the removal of green waste – it is the responsibility of the first cottage and Le Mouillage to maintain this pathway.

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

Services: Mains electricity and water, mains drainage, oil central heating, part uPVC part aluminium double glazing.

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