



Maillard  
& Co

£ 1,295,000

Les Petits Canons, La Grande Route de St Jean

For Sale



“Granite farmstead, 4 bedroom barn conversion.  
In a peaceful and rural location.”

4

Bedrooms

2

Receptions

4

Bathrooms

For Sale

## Property features

Spacious 4 bedroom, 4 bathroom Barn  
Conversion

Traditional granite farmstead  
development of just 4 properties

Communal bike store

South facing garden with rural views

Designated parking for 2 cars with  
charging point

Separate pigsty for external storage



## Property details

Granite farmstead, 4 bedroom barn conversion. In a peaceful and rural location.

We are delighted to present to market this stunning 4 bedroom home, set within a brand new luxury farmstead development of only 4 properties. Les Petits Canons provides spacious living throughout spread over three floors. The property has been completely refurbished to a high standard and presented in walk in condition. The bright inviting entrance hall provides access to the fully integrated eat-in kitchen/diner with pocket doors leading into the formal sitting room which overlooks the south facing garden, in addition there is a cloakroom, W.C and utility room. The first floor offers three bedrooms, the master suite boasting rural views, a dressing room and en-suite bathroom, the second double bedroom with en-suite bathroom and rural views and a single bedroom and house bathroom. On the second floor there is a further double bedroom with en-suite bathroom.

Externally, the south facing garden is split level. The lower area has a natural stone terrace with a natural stone path along the front of the property and the remaining area is laid to grass. Steps lead you up to a raised grass area perfect for taking in the rural views. The property also benefits from the paved communal courtyard, designated parking for 2 cars with electric charging point, a communal bike store, communal bin store and it's own pigsty for further storage.

Sold with vacant possession and no onward chain. All mains excluding gas.

## Disclaimer

Please call Maillard & Co on 880 880. Please note that all areas and measurements given in these particulars are approximate and rounded. The text, photographs and floor plans are for general guidance only.

Once an offer is accepted and negotiations for the purchase of a property are entered into, the prospective purchasers will be asked to produce photographic identification (passport or driving licence) and proof of residency documentation eg, a current utility bill together with confirmation of source of funds. This is in order for us to comply with the current Money Laundering Legislation.















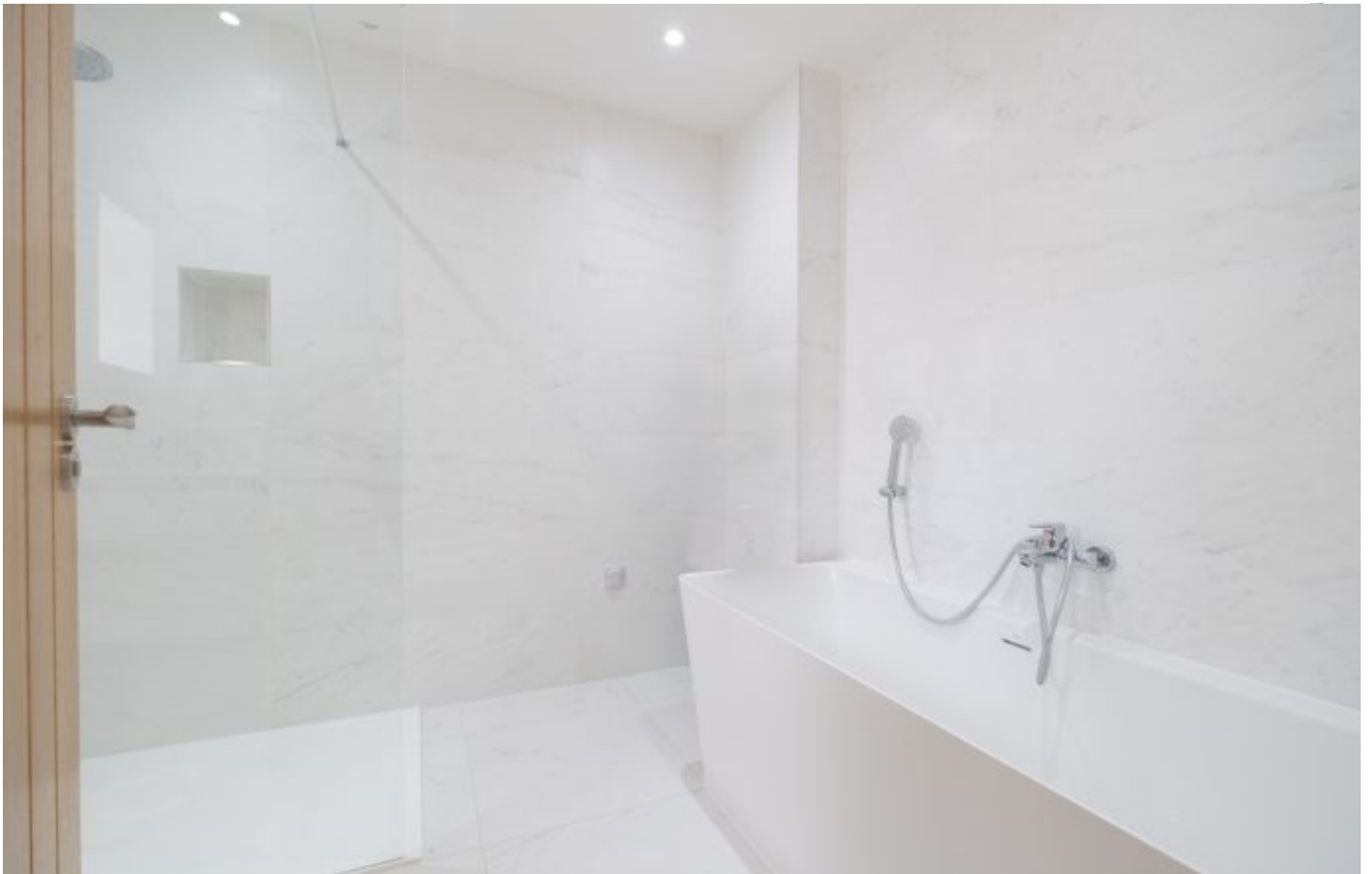












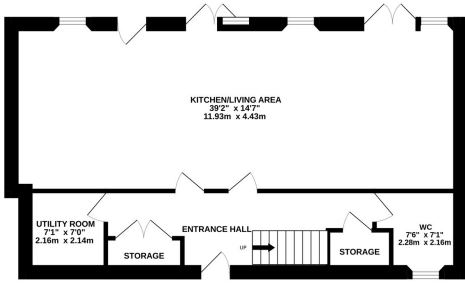




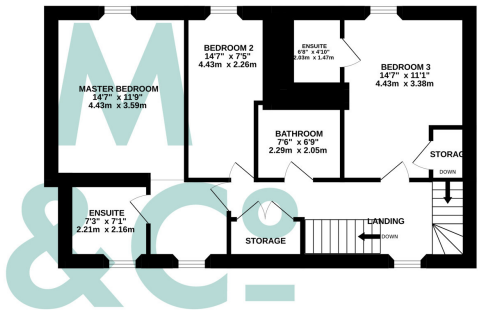




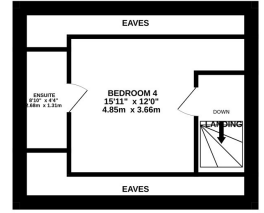
GROUND FLOOR  
837 sq ft. (77.8 sq.m.) approx.



1ST FLOOR  
763 sq ft. (70.9 sq.m.) approx.

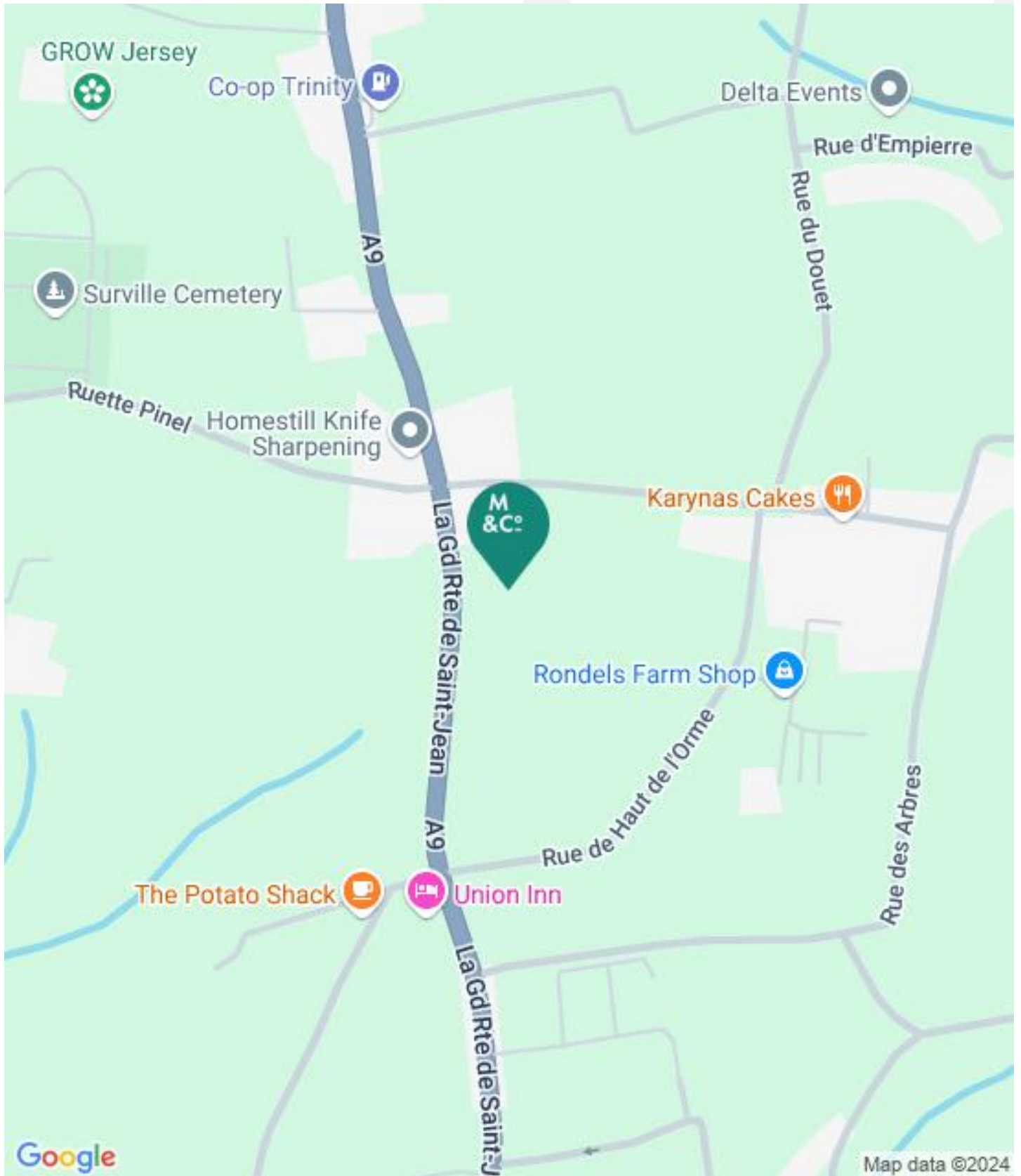


2ND FLOOR  
342 sq ft. (31.8 sq.m.) approx.



TOTAL FLOOR AREA: 1943 sq.ft. (180.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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