



Maillard  
& Co

£ 1,475,000

Chez Nous, La Grande Rue

For Sale



“Detached and secluded 4 bedroom, rural home with workshops, garages and 18 vergées of land.”

4

|  
Bedrooms

4

|  
Receptions

2

|  
Bathrooms

## Property features

Rural location overlooking agricultural fields

Private driveway approach

Development potential (subject to usual consents)

Three secure garages/workshops with electric roller doors

Pigsty storage

18 Vergées of land

Completely detached and surrounded by fields

Separate games room

Vegetable patch

For Sale



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## Property details

Detached and secluded 4 bedroom, rural home with workshops, garages and 18 verges of land.

We are delighted to present to market this private and secluded rural home. Located just a short drive from La Mare wine estate in the well sought after parish of St Mary's. Chez Nous, is a spacious home surrounded by agricultural land, garage's/workshops and beautiful gardens, in need of refurbishment the property provides endless opportunities for its new owners. The main residence offers an eat-in kitchen with separate sitting/dining room, living room leading into the conservatory overlooking the well maintained gardens, utility and W.C. The first floor provides four good size double bedrooms and house bathroom.

Externally there is a separate study, separate games room and bathroom, three garages/workshops and site area where a previous store once was before the storm. The property owns 18 verges of land which is currently let for potato farming.

Potential for development of many uses, multi-generation living or home with income subject to planning.

Sold with vacant possession and no onward chain. Viewings by appointment only.

Services:

Oil, electric no mains gas. Septic tank and soakaway. Borehole water. Freehold

## 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.

















































































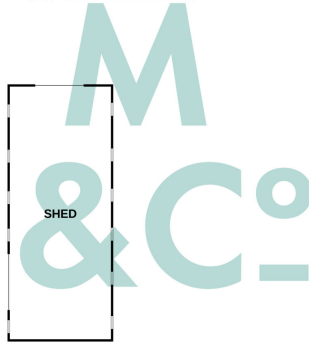
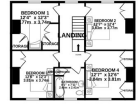
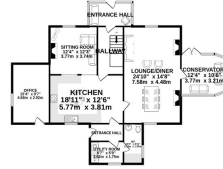
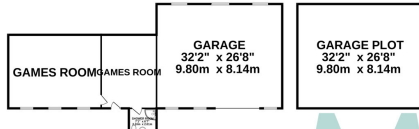
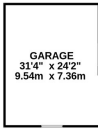




EXTERNAL ROOMS AND STORAGE  
525 sq.ft. (48.5 sq.m.) approx.

GROUND FLOOR  
1295 sq.ft. (120.3 sq.m.) approx.

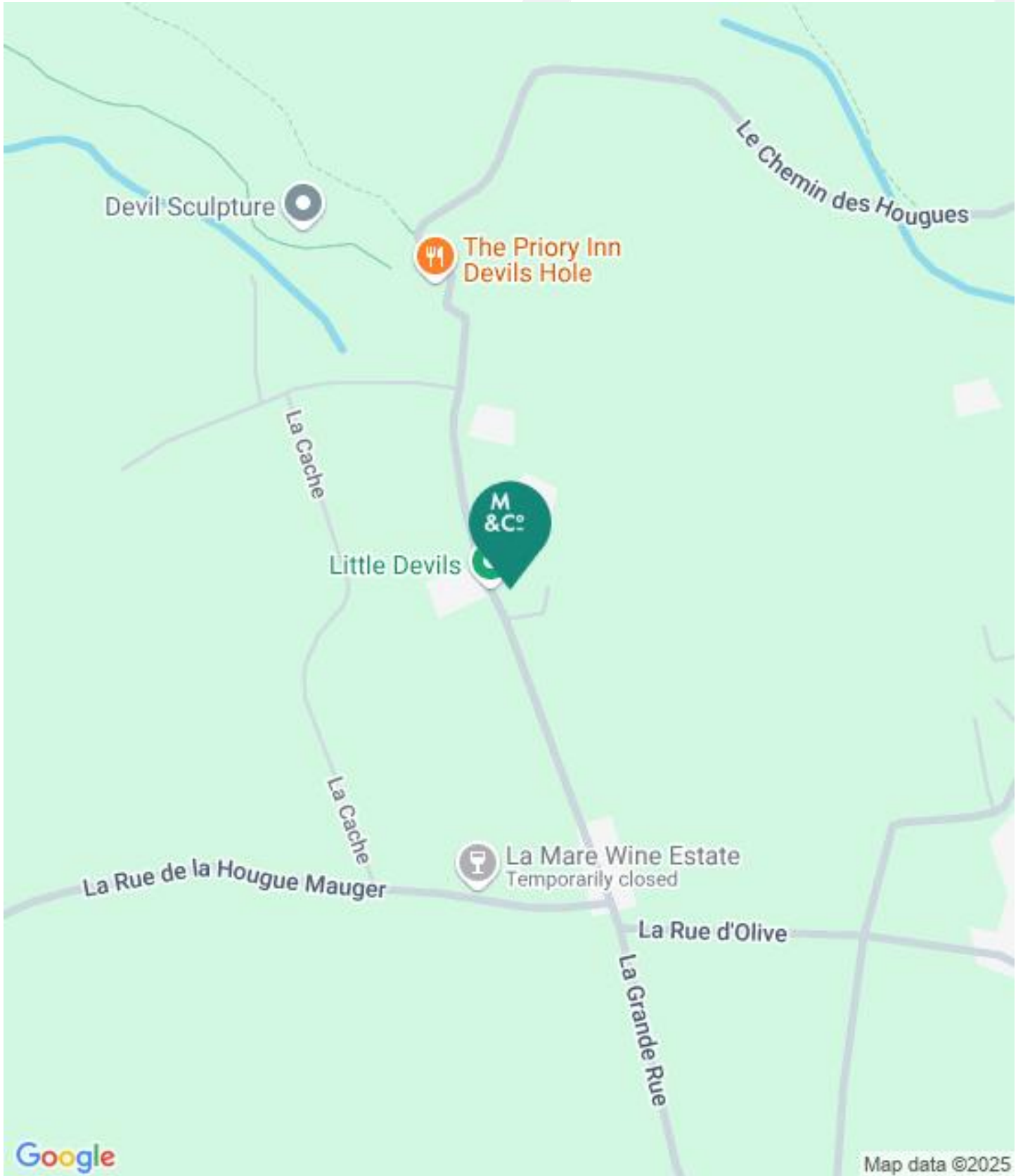
1ST FLOOR  
793 sq.ft. (73.9 sq.m.) approx.



TOTAL FLOOR AREA : 7274 sq.ft. (675.8 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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