



Maillard  
& Co

For Sale

£ 1,550,000

2 Belle Vue Villas, La Pouquelaye



“Perfect Two Generation Period Property or  
Fantastic Home with Income”

6

Bedrooms

3

Receptions

3

Bathrooms

For Sale

## Property features

Home with Income  
Over 4000 sq ft of Accommodation

Two Generation Home  
Period Elegance



Maillard  
&C<sup>o</sup>

## Property details

This beautiful two-generation period property is quietly situated above La Pouquelaye, benefiting from elevated sea views across St. Helier's skyline, yet only a short stroll to the centre of town and local amenities.

The property has been extensively modernised and you are welcomed in with a grand entrance hallway with your eyes drawn to the original mahogany staircase highlighted by a modern striped stair runner inviting you upstairs. Off the hall way is the stunning new kitchen creating the heart of the home and providing an inviting open plan space for all the family to gather. The elegant sitting room has been stylishly decorated and features a wood burning stove for cosy evenings in. Upstairs, the main house briefly comprises; 4 generous double bedrooms, all serviced by one en-suite bathroom and one house bathroom, laundry room and office space. The original features and large period windows create beautiful bright, airy spaces with plentiful natural light.

On the lower ground floor there is a spacious self contained 2 bedroom 1 bathroom flat. Previously used for holiday lets, the flat has been excellently maintained and provides fantastic income for the home or a great private space for extended family to visit or stay.

Externally the house benefits from an enclosed private garden, parking for 5 cars and a large insulated double garage with a log burning fireplace to the rear creating a wonderful cosy den or workspace, as a surprise added bonus.

Mains water and drains. Oil fired central heating. New fibre glass roofs over the dormer windows and the roof has been updated with new leading. Freehold

Perfect Two Generation Period Property or Fantastic Home with Income

## 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.

















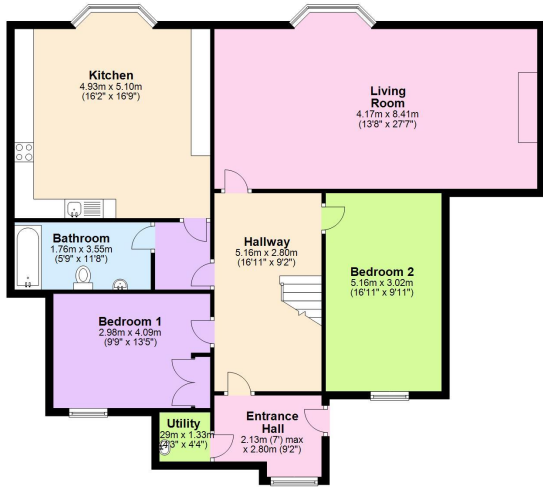




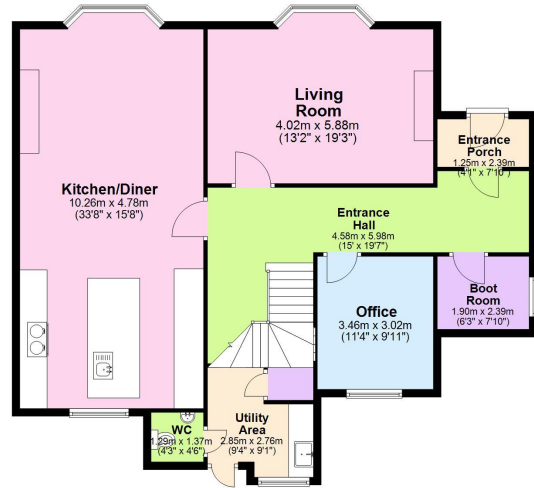




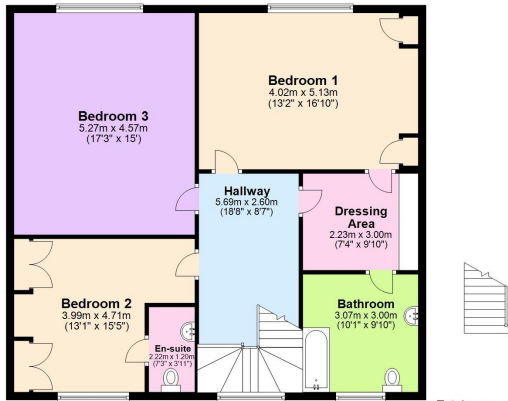
**Ground Floor/Basement**  
Approx. 122.5 sq. metres (1318.3 sq. feet)



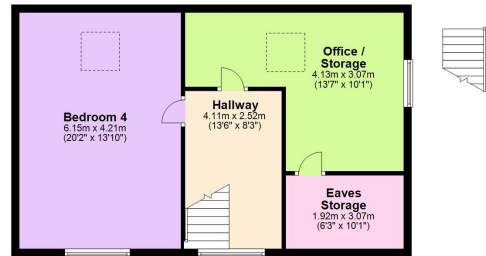
**First Floor**  
Approx. 127.6 sq. metres (1373.1 sq. feet)



**Second Floor**  
Approx. 95.1 sq. metres (1023.4 sq. feet)

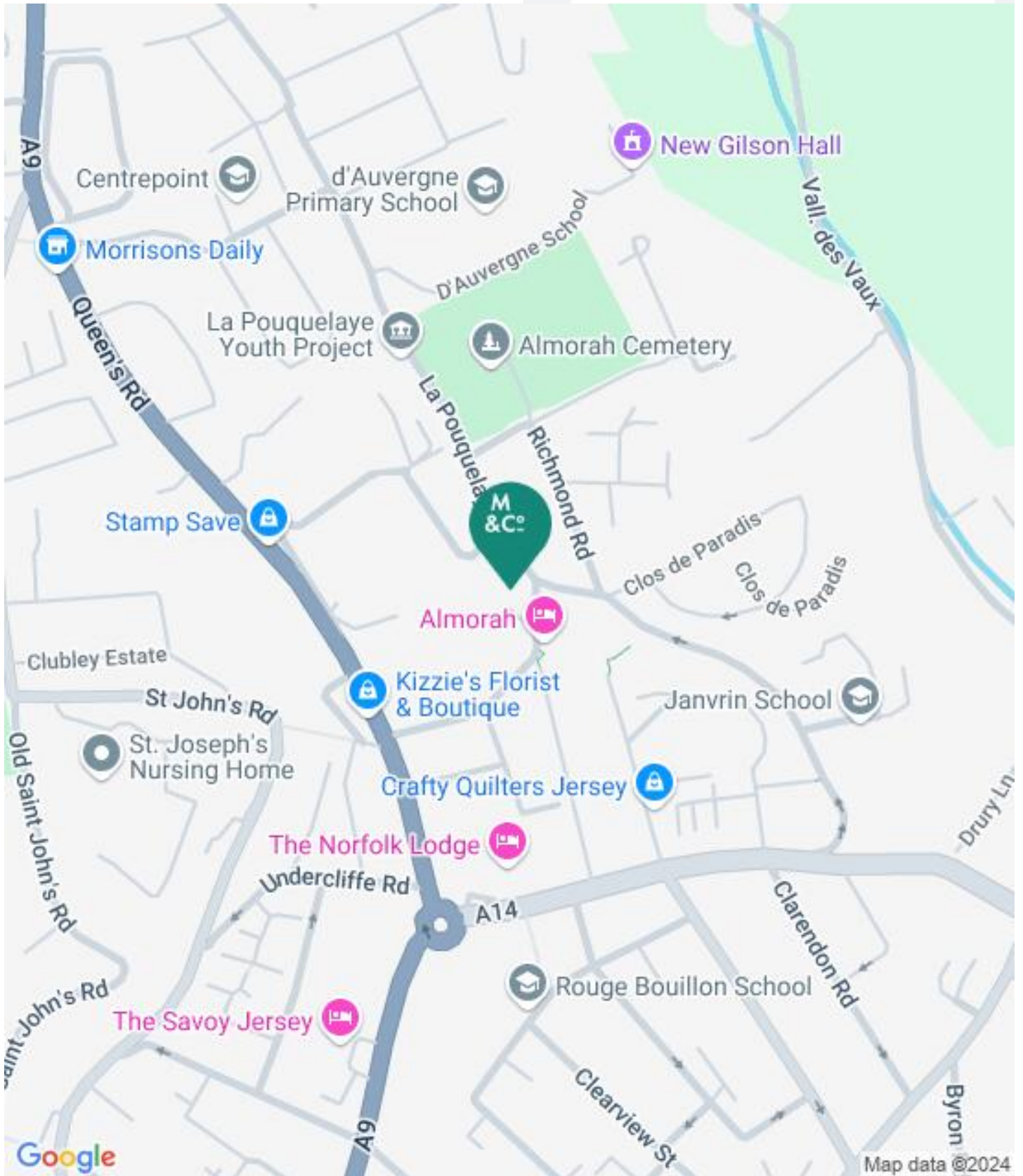


**Third Floor**  
Approx. 61.5 sq. metres (662.0 sq. feet)



Total area: approx. 406.6 sq. metres (4376.8 sq. feet)

These particulars which we believed to be accurate are set out for general guidance only. Floor plans, where included are intended for reference only and are not drawn to scale. Neither constitutes any part of a formal offer or contract. Purchasers should not rely upon them as statements of representation of fact, and must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. We have not tested any apparatus, fixtures, fittings or services at the property. Interested parties must undertake their own investigation into the operation of any such items.  
Plan produced using PlanUp.







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