



Maillard
& Co

£ 1,150,000

Les Linniethes, La Route de Plemont

For Sale



“Landmark house near to the beach at Plemont!”

3

Bedrooms

2

Receptions

1

Bathrooms

Property features

Detached granite faced house.

Close to the Race Course at Les Landes

Large double garage.

In need of refurbishment

Surprisingly spacious rooms

3 Double bedrooms

Garden on 3 sides



Property details

Landmark house near to the beach at Plemont!

Situated at the Portinfer crossroads close to Cafe Ouen, this much admired country house is a great blank canvas for the family looking for an opportunity to impose their ideas on a solid and spacious property.

Entering by a large entrance Hall with cloakroom and WC, there is a spacious family living room with a working fire, a conservatory that catches evening sun, dining room, kitchen utility. On the first floor there is a large master bedroom with 2 walk-in wardrobes providing an opportunity for an en-suite, 2 further bedrooms and a house bathroom.

The property is surrounded by garden on 3 sides and has a large double garage with parking for 2 cars. Connected to mains water and septic tank and soakaway drainage (though we believe mains drainage is situated nearby), the property has oil fired central heating and older UPVC double glazing.

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.









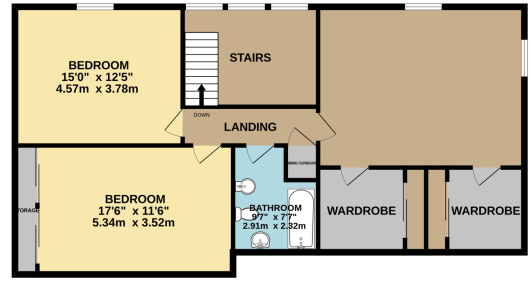




GROUND FLOOR
1611 sq.ft. (149.6 sq.m.) approx.



1ST FLOOR
1040 sq.ft. (96.6 sq.m.) approx.

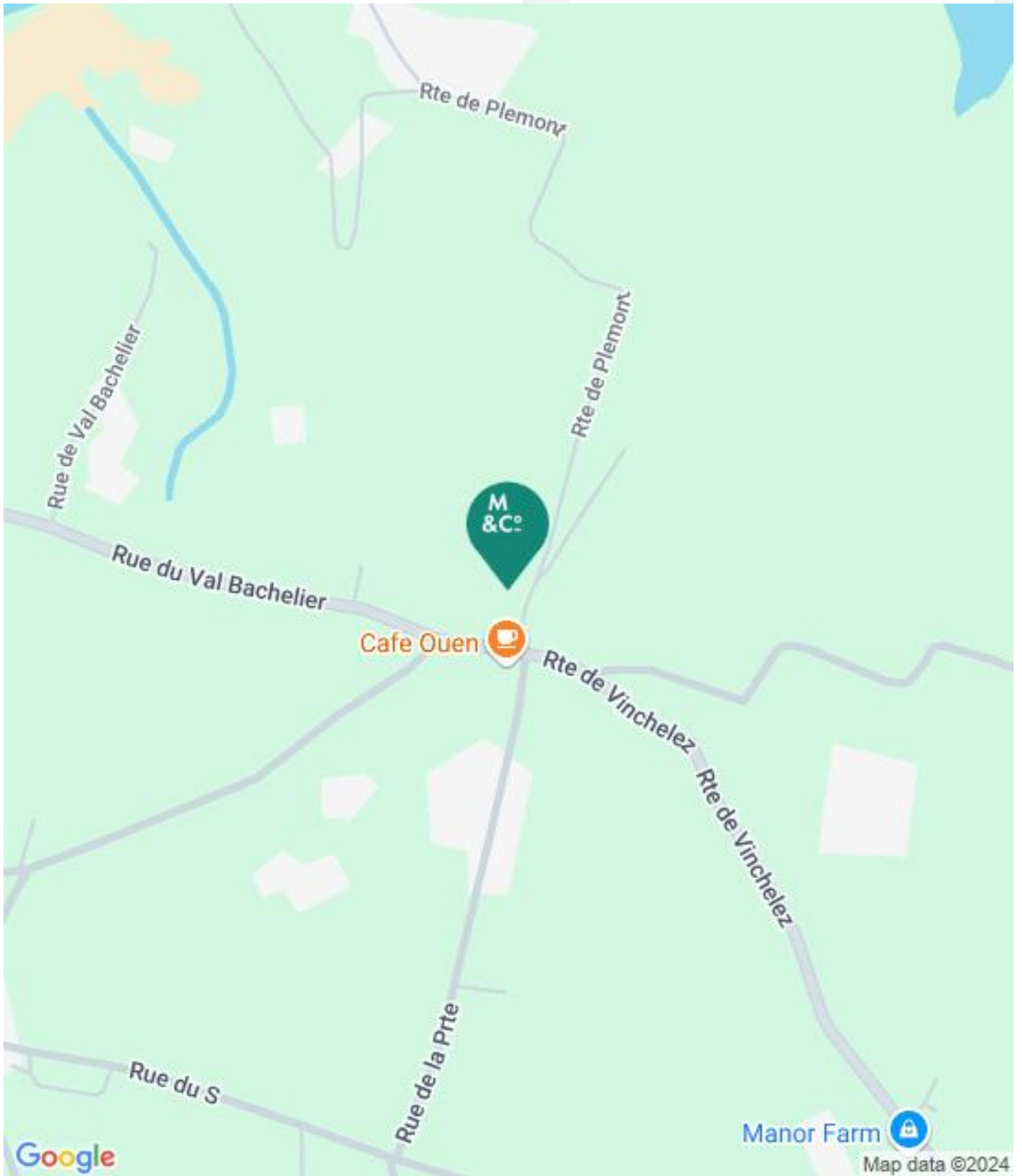


TOTAL FLOOR AREA : 2650 sq.ft. (246.2 sq.m.) approx.

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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