



Maillard  
& Co

£ 2,300,000

Villa St Aubin, La Rue Au Moestre

For Sale



“Enjoy picturesque view of St. Aubin's bay.”

4

Bedrooms

1

Receptions

3

Bathrooms

For Sale

## Property features

Panoramic Sea Views

Recently Updated

Plans Approved for Parking Space

Heart of St Aubin

Plans Approved to Reconfigure



## Property details

Enjoy picturesque view of St. Aubins bay.

With unrivalled views over the whole of St Aubins Bay, taking in St Aubin's Fort and Elizabeth Castle beyond, this property is sure to impress. Occupying an elevated position above the picturesque harbour yet within just a moments walk to the heart of the village where you will find an array of bars, restaurants, cafes and shopping amenities to tempt you.

The property has recently undergone considerable internal modernisation yet still has huge scope to enhance and improve to create a bespoke property this privileged position deserves. The accommodation is spread over two floors with outstanding panoramic views from all principal rooms and is exceptionally bright and spacious, with several balconies and terraces to enjoy the view in the milder months. The renovations were completed during 2021 with benefits including new contemporary kitchen, completely redecorated and new carpets throughout, new radiators and the installation of 3 phase electricity supply to allow for future development.

There is an additional separate studio with access to the decked terrace, also with exceptional sea views, which does now require considerable modernisation in order to bring it up to date but with the opportunity to create a separate guest suite, detached home office or ideal teenage retreat.

Plans have recently been approved to completely reconfigure the property to maximise the views and position whilst creating a roof terrace and plans are available for inspection upon request.

Although there is currently no parking at the property, plans have also been approved to create a parking space within the property. There is public parking nearby within the village and public transport services are regular, but why leave St Aubin unless you really have to?

This is a rare opportunity to acquire a substantial home in a highly sought after location so don't delay, viewings can be arranged with the vendors sole selling agents.

### Additional Information

3 phase electricity supply. Mains drains and water. Gas central heating. Freehold.

## Disclaimer

# For Sale

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.





















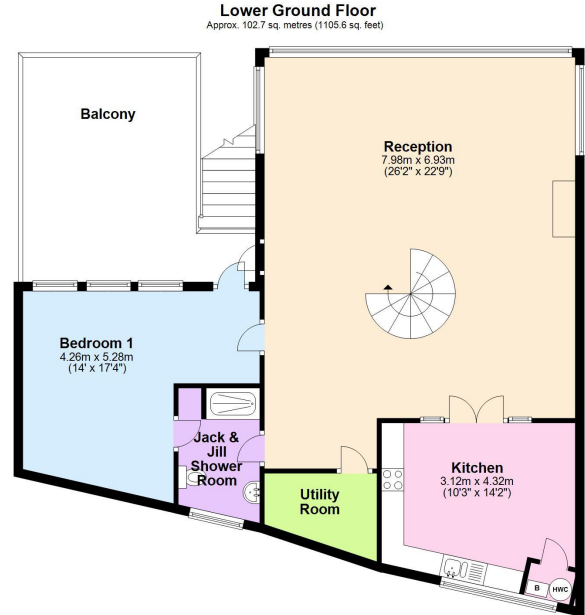
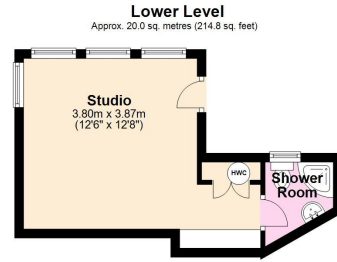
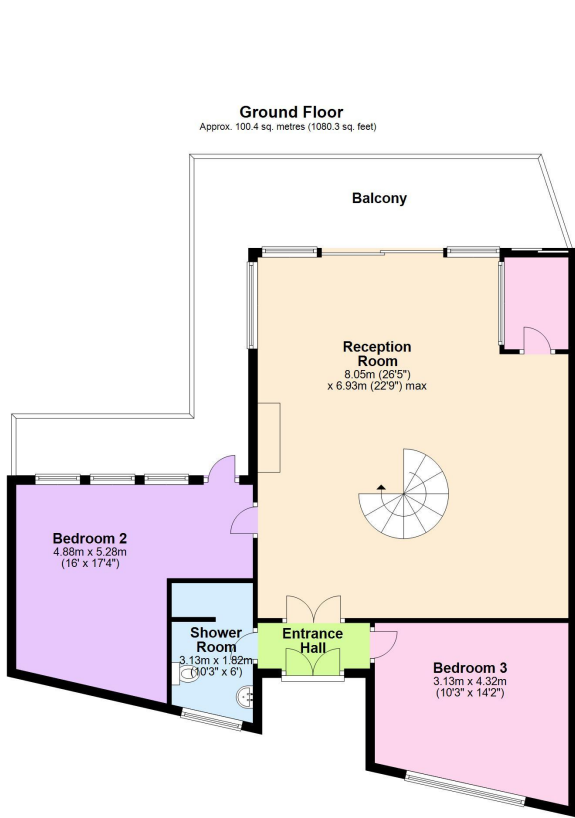






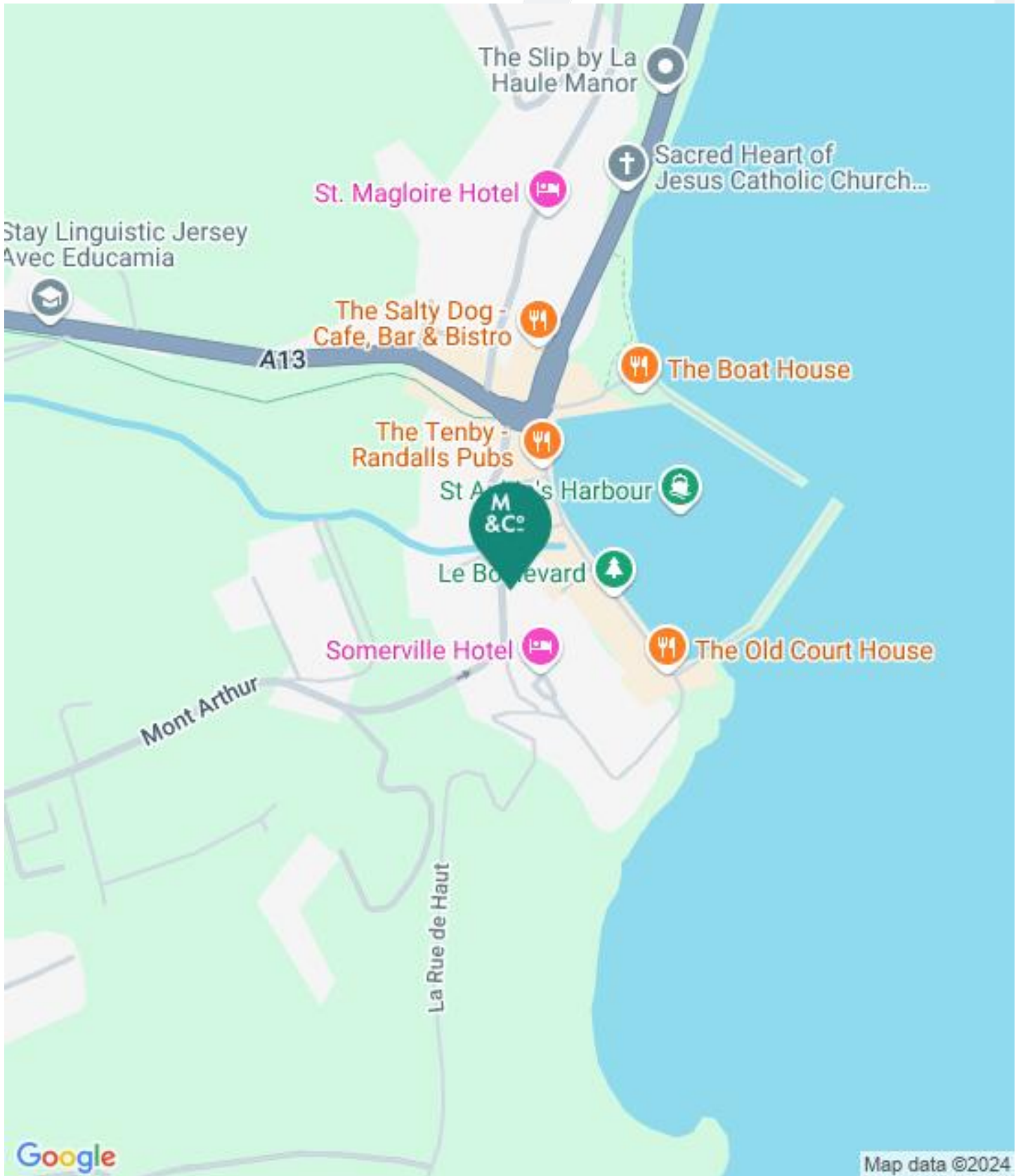






Total area: approx. 223.0 sq. metres (2400.8 sq. feet)

These particulars whilst 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.





Bradley Rolland

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