



Maillard  
& Co

£ 2,495,000

Salt Bae, La Rue de la Blanche Pierre

For Sale



“Exceptional Renovation with Stunning Sea Views  
over St Aubin's Bay”

5

Bedrooms

2

Receptions

4

Bathrooms

For Sale

## Property features

Newly Renovated	Panoramic Sea Views
No Expense Spared	Garage and parking
Separate Studio/Entertainment Room	Low Maintenance Gardens



## Property details

### Exceptional Renovation with Stunning Sea Views over St Aubin's Bay

If you are searching for a turnkey property then look no further. This attractive, detached family home has recently been the subject of major refurbishment with no expense spared using high quality fixtures and fittings throughout.

Situated in an elevated position on the ever popular La Rue de la Blanche Pierre, the property boasts stunning panoramic sea views over the whole of St Aubin's Bay from all principal rooms.

The ground floor provides exceptional open plan living with plenty of space for dining and entertaining guests and two sets of bi fold doors that lead out to the spacious south facing balcony. The contemporary kitchen features integrated Neff appliances, an all important wine fridge and a large central island. A useful utility room and guest W.C also occupy the ground floor.

Upstairs is the master bedroom with a Juliet balcony and modern en-suite shower room. There are two further double bedrooms and house bathroom and the fourth bedroom and shower room occupies the top floor.

Accessed separately, a studio room with kitchenette, shower and bi-fold doors sits on the lower ground floor and makes an ideal unit for a youngster to get a taste of independent living, home gym, entertainment room or home office.

Parking for 2 smaller cars is situated next to the main entrance behind an electric garage door and the low maintenance, south facing gardens lead down to additional parking and a large garage at the lower level. A spacious store housing the boiler and cylinder provides additional storage for bicycles etc.

A fabulous home in a sought after location with a stunning aspect. Viewings come highly recommended by the sellers sole agents.

## 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  
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(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.

# For Sale

















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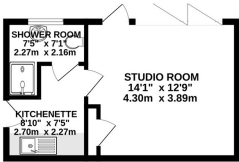




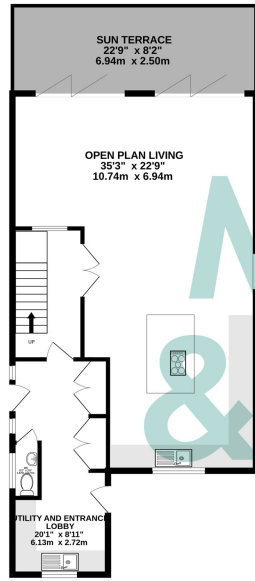




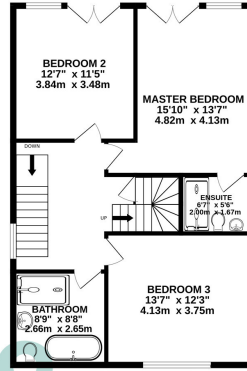
LOWER GROUND FLOOR  
276 sq.ft. (25.6 sq.m.) approx.



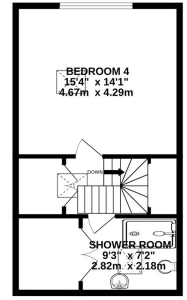
GROUND FLOOR  
889 sq.ft. (82.0 sq.m.) approx.



1ST FLOOR  
747 sq.ft. (69.4 sq.m.) approx.



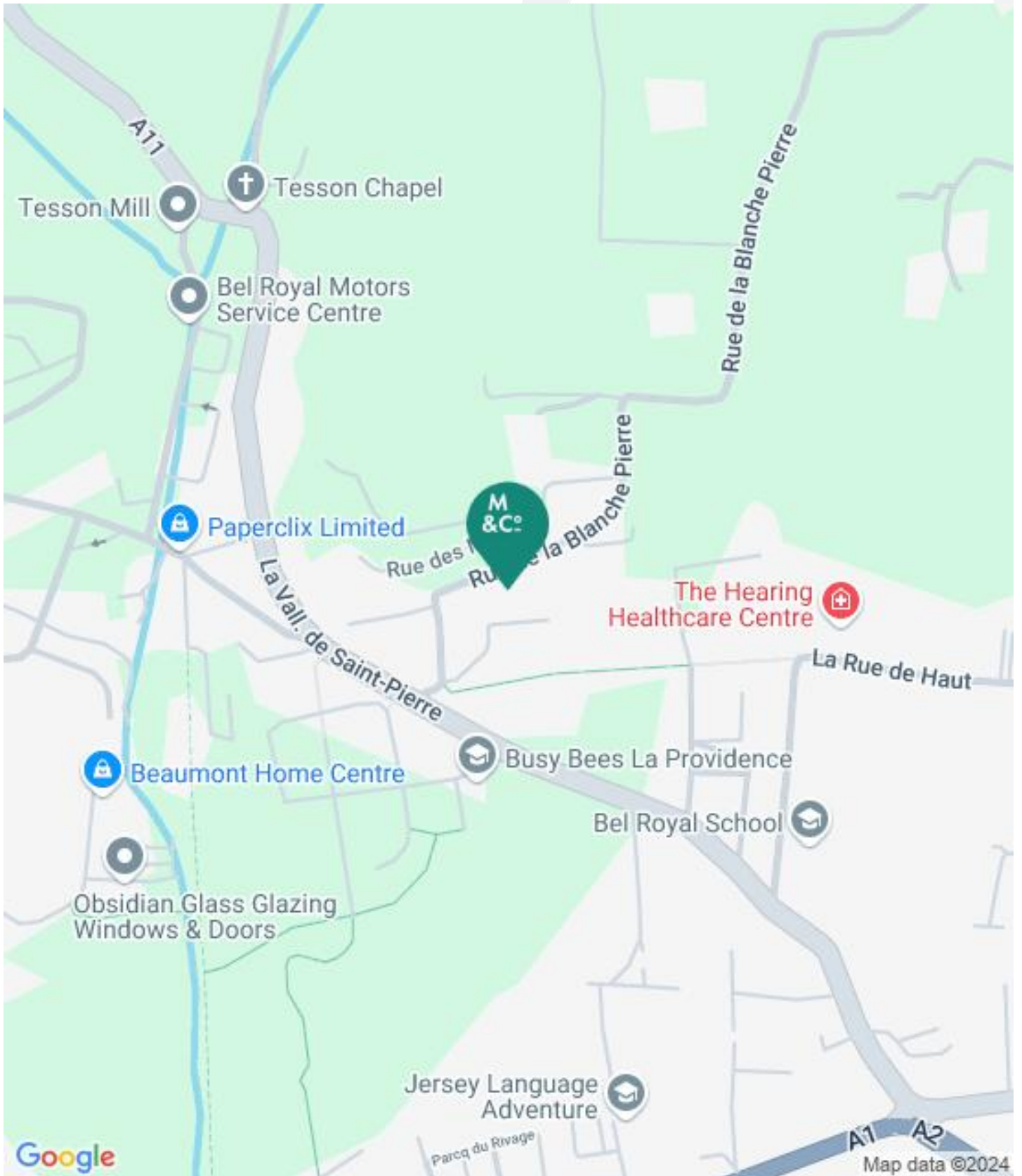
2ND FLOOR  
411 sq.ft. (38.2 sq.m.) approx.



TOTAL FLOOR AREA : 2322 sq.ft. (215.7 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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