



Maillard  
& Co

For Sale

£ 3,250,000

La Bourdonnerie, La Rue de la Lourderie



“Picturesque Granite Family Home Located on a  
Quiet Lane in St Clements”

7

Bedrooms

4

Receptions

5

Bathrooms

For Sale

## Property features

Substantial 7 Bedroom Family Home

Large Eat-In Kitchen

Outdoor Swimming Pool

Located Close to La Rocque Harbour

Beautifully landscaped garden

Double Garage and Parking for up to 10 Cars



## Property details

Picturesque Granite Family Home Located on a Quiet Lane in St Clements

Located on a quiet lane in St Clements close to Le Rocque Harbour and Robin's Bay is just a short walk away. The character property is beautifully designed over three floors with a large terrace leading to a beautifully maintained garden complete with an outdoor swimming pool.

The spacious accommodation benefits from a quality eat-in kitchen with an electric Aga range, a formal dining room, a family living room, and a conservatory all with views over the terrace and garden.

The first floor offers the master suite complete with a bay window and spacious en-suite bathroom. Four further bedrooms on this floor all of a generous size and filled with natural light. On the second floor a further two bedrooms and a house bathroom.

The property is located off a rear private driveway externally the property has a double garage with an entertainment room on the first floor. The south-facing enclosed garden includes a terrace to the front of the house leading into the delightful heated swimming pool with pool house, a lawned area and beautifully manicured pathways, and a kitchen garden.

## 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.

















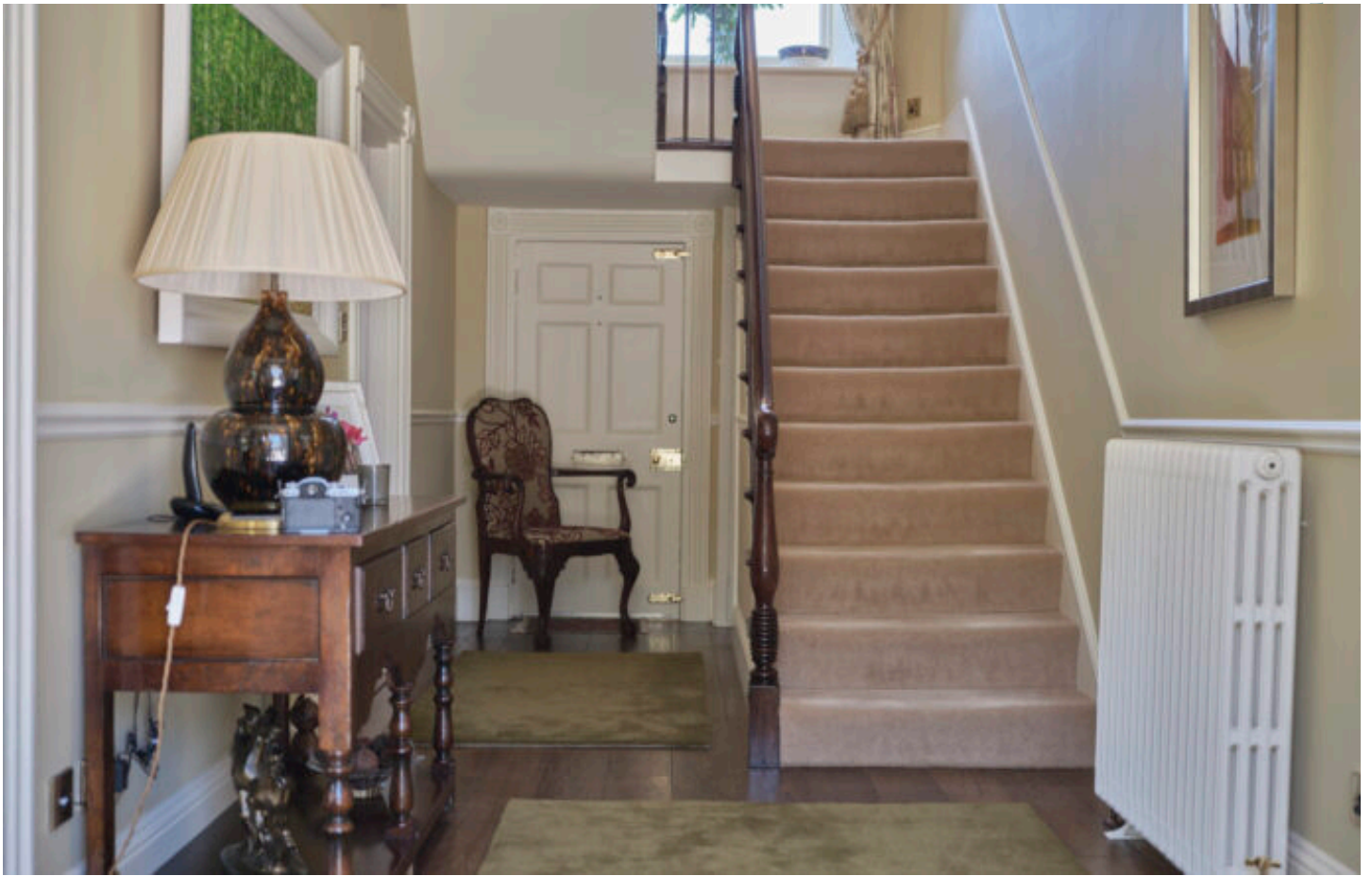
























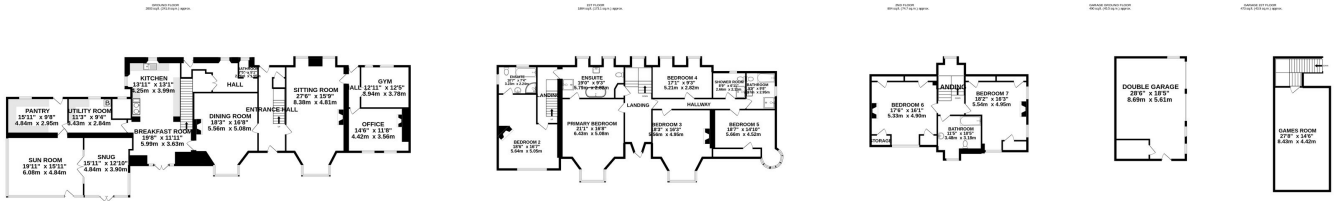












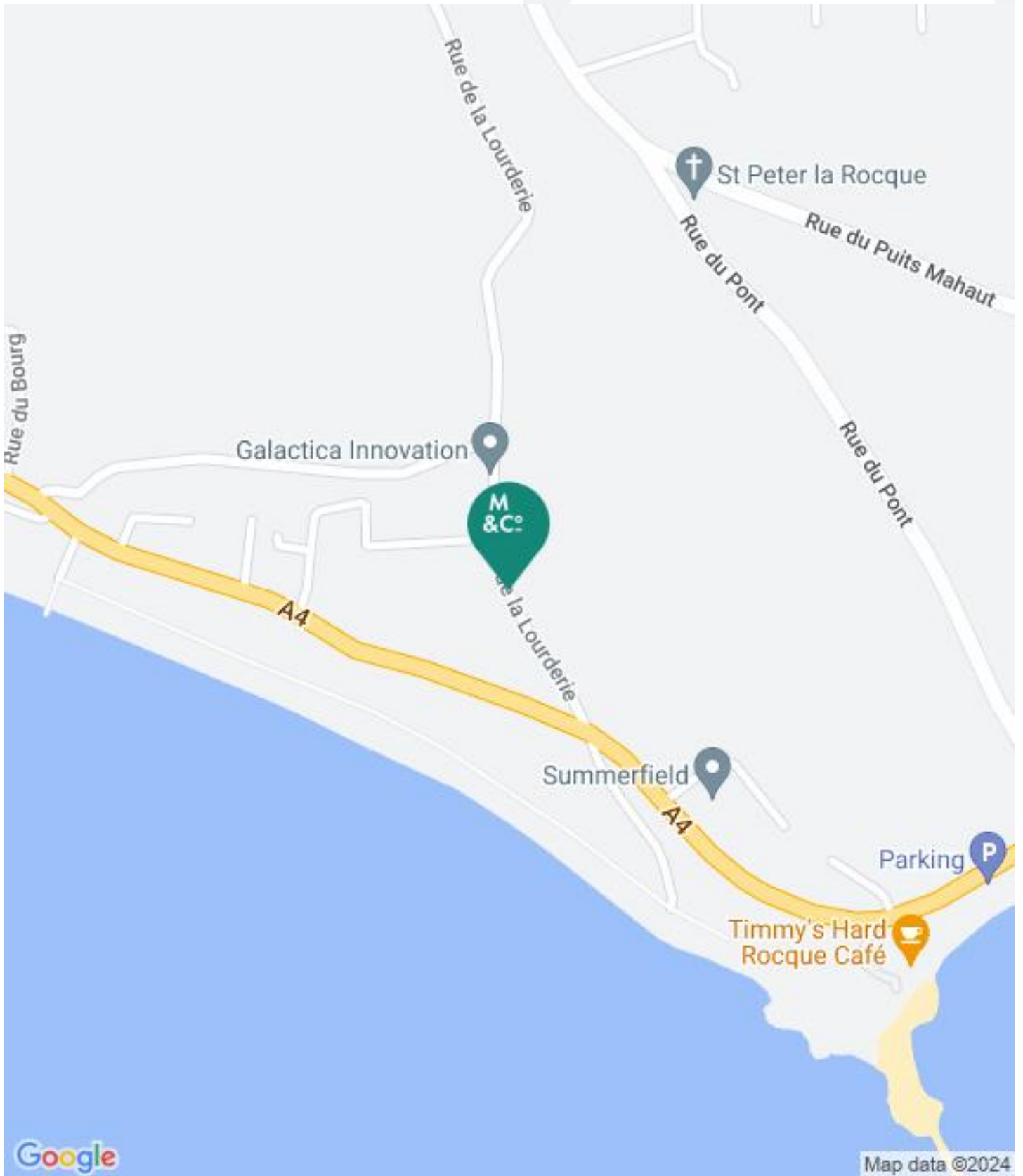
TOTAL FLOOR AREA : 6454sq.ft. (599.6 sq.m.) approx.

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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For Sale





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