



Maillard  
& Co

£ 1,600,000

L'abri, La Rue du Nord

For Sale



“A Peaceful Retreat with Countryside Views,  
Outbuildings and Land”

3

|  
Bedrooms

1

|  
Receptions

1

|  
Bathrooms

For Sale

## Property features

Agricultural field 3.73 verges

Detached 2,752 sq ft versatile storage unit

Three bedroom bungalow

South facing garden



## Property details

This charming three-bedroom detached bungalow sits on a generous plot in a quiet, peaceful part of St. Owen, bordering open fields. It's ideally located within walking distance of Les Landes Primary School and just a short drive from the stunning beaches of Plemont, Grève de Lecq, and St. Owen's Bay.

The accommodation includes an entrance hall, a spacious sitting/dining room with a multi-fuel stove, a separate eat-in kitchen with lovely field views, a utility room, three double bedrooms each with built-in storage, and a house bathroom. The single garage benefits from loft storage and offers excellent potential for conversion into additional living space or an extra bathroom (subject to planning).

While the bungalow is in good condition, it would benefit from a light update, including a new kitchen.

The property also comes with a 3.73-vergee agricultural field, currently let to a local farmer.

Outside, you'll find a sunny south-facing lawn and patio, plus a gravelled parking area at the rear (north side) with space for several vehicles. The grounds also feature a former horse stable and tack room, now used for storage but still retaining charming original features.

Mains drains

Borehole water

Oil fired central heating

Parish rates for 2022 were £825.92 inclusive of storage unit and field

A Peaceful Retreat with Countryside Views, Outbuildings and Land

## 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  
T: 01534 880 880 • [residential@maillardandco.com](mailto:residential@maillardandco.com)

(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













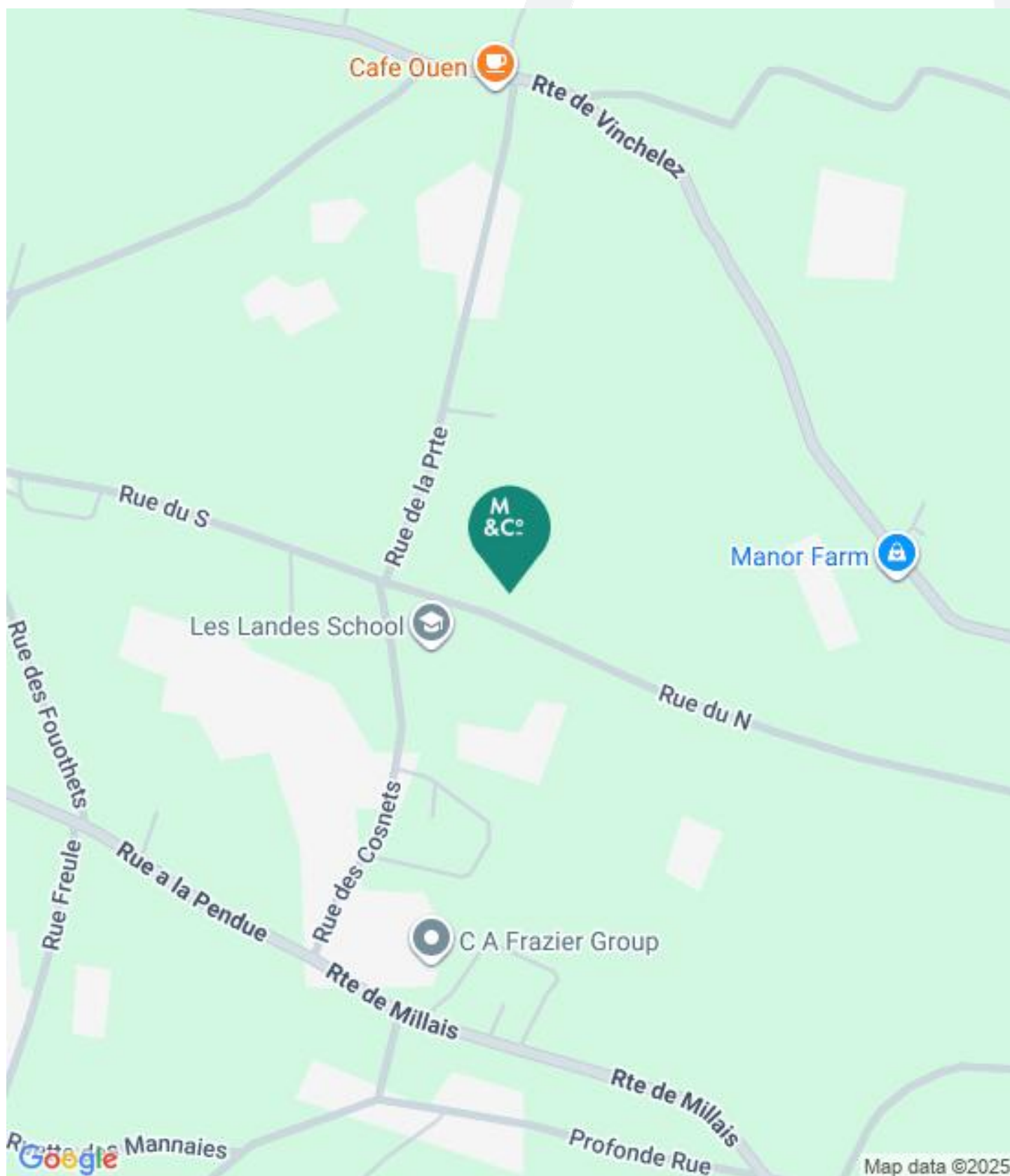








For Sale



For Sale



Bradley Rolland

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Head of Sales

[brolland@maillardandco.com](mailto:brolland@maillardandco.com)

01534 883184