



Maillard  
& Co

£ 1,995,000

Le Bourg, Les Charrieres de Bonne Nuit

For Sale



“Fantastic Two Generation Property in an Elevated Position Above Bonne Nuit Bay”

5

Bedrooms

4

Receptions

3

Bathrooms

For Sale

## Property features

Complete Privacy	Gated Access
Mature Gardens	Rural Aspect
Ground Floor 2 Bed Unit	Vacant Possession - No Onward Chain



## Property details

This elegant Victorian country house occupies an elevated position facing west above Bonne Nuit Bay surrounded by its own land and bordering countryside on all aspects.

This detached and totally private family home was extended approximately 10 years ago to provide a spacious two bedroom, single storey guest cottage creating the perfect two generation home being on one level or a great stepping stone for an older child before flying the nest. We await clarification on the specific status of the cottage from the Planning department.

The main house has been well maintained however some modernising and updating would now be beneficial in order to reach its full potential allowing the new owner to style and decorate to their own taste. Scope exists to create a fabulous kitchen-family room with dual aspect whilst still retaining two additional reception rooms. The first floor provides the master bedroom with en-suite shower room and two further double bedrooms, both serviced by the house bathroom. A large attic room with staircase access is currently used as a hobby room, but could also be converted to additional children's rooms or a great playroom if desired.

A formal garden sits to the front of the property facing west and catching the sun all day and capturing the last of the evening sunset, whilst an elevated garden and orchard and field wrap around the rear, sheltering the house and blending with the private woodland beyond.

The driveway approach has secure electric gates with provision for numerous cars and beyond a stylish green oak double garage, store and gardeners toilet offers great storage and somewhere to potter.

Viewings are essential as very little of the property can be seen from the road.

Mains water and septic tank and soakaway drainage. Listed Building Grade 3. Freehold.

Fantastic Two Generation Property in an Elevated Position Above Bonne Nuit Bay

## 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.

# For Sale





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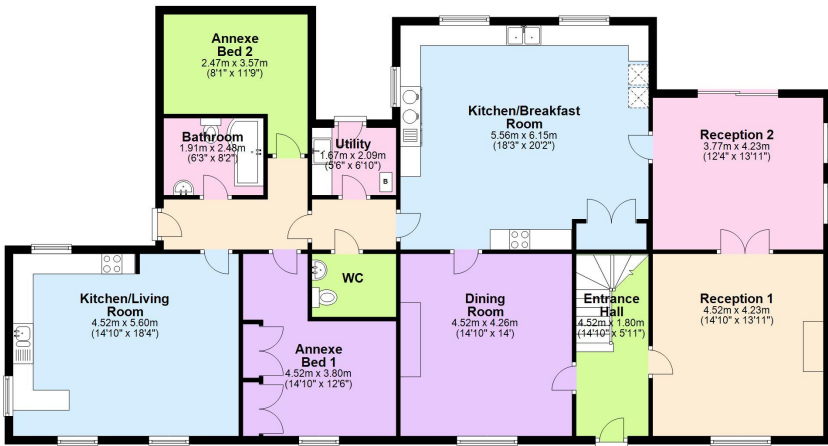
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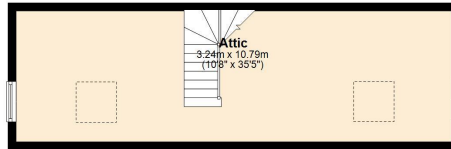
**Ground Floor**  
Approx. 170.7 sq. metres (1837.0 sq. feet)



**First Floor**  
Approx. 92.7 sq. metres (998.3 sq. feet)

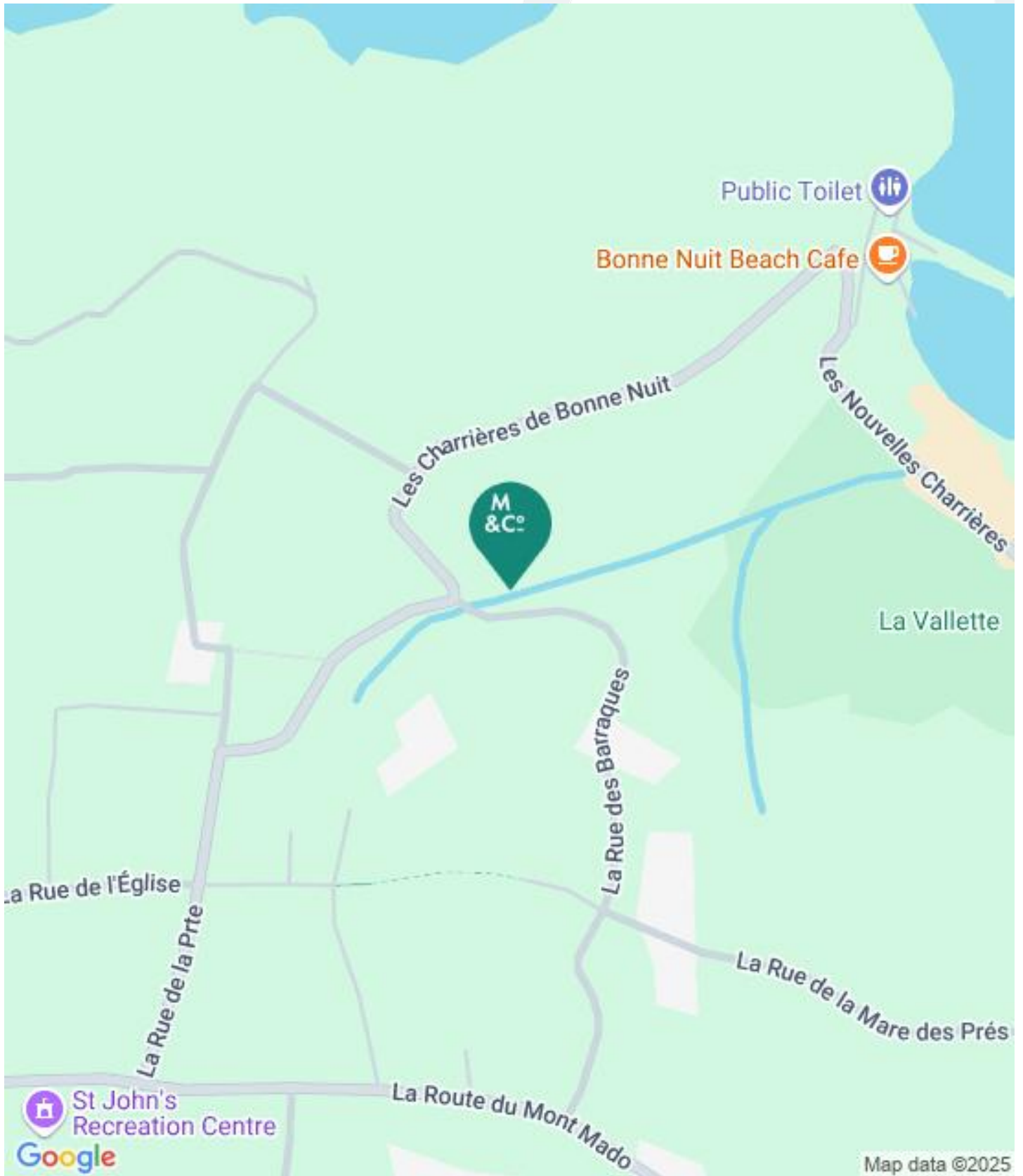


**Second Floor**  
Approx. 34.9 sq. metres (376.1 sq. feet)



Total area: approx. 298.3 sq. metres (3211.4 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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