



Maillard
& Co

£ 2,600,000

Maison de la Paix, Vert Cotil

For Sale



“Impressive detached residence in Alderney
overlooking the English Channel and requiring
no housing qualifications”

4

Bedrooms

4

Receptions

3

Bathrooms

For Sale

Property features

Panoramic Sea Views

Island of Alderney

No Housing Qualifications Required

Huge Potential



Property details

Impressive detached residence in Alderney overlooking the English Channel and requiring no housing qualifications

A unique opportunity to acquire a detached 4,000 sq ft residence situated in a prime location in the stunning island of Alderney, set in 1.45 acres with panoramic views of the coastline featuring Burhou Island, Fort Tourgis and the harbour within a backdrop of the English Channel.

Accessed via a private driveway, Maison De La Paix has been built to a high specification which includes bespoke American white oak doors, skirtings, architraves and wall panelling with English oak to selected floor areas.

The property comprises a large living room with dining area, a separate formal dining room, kitchen and breakfast room, utility room, master suite, three further bedrooms, with two en-suite bathrooms and a shower room. The property benefits from a large loft space, additional storage areas below ground floor level along with a separate garage/workshop.

The site is situated in Housing Character Area 5 (HCA5) therefore providing a rare opportunity for further prime development and potential to build a further two properties.

Mains water, gas and electricity are believed to be connected to the property. Drainage is via a septic tank.

Maillards are proud to be appointed as joint sole agents with Hawksford Estate Agents in Alderney.

VIEWING STRICTLY BY APPOINTMENT

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.

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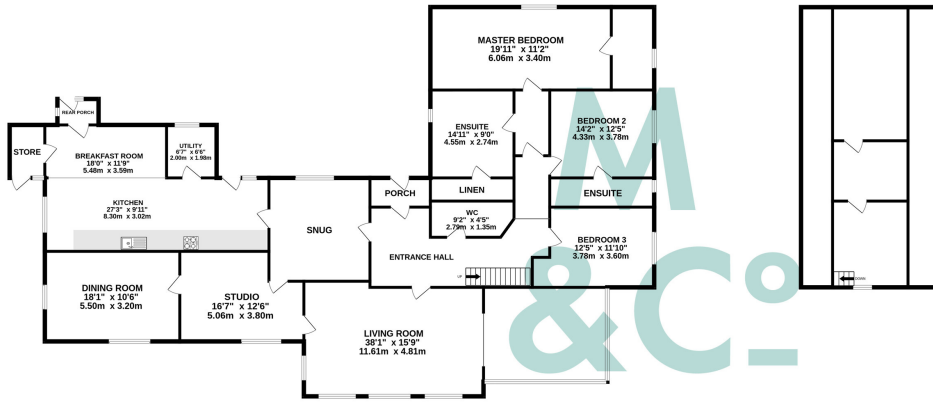




GROUND FLOOR

1ST FLOOR

WORKSHOP



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



Google

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