



Substantial detached home with parking, garages and garden.

**Les Moussaons, Mont Arrive, St Peter Port, GY1 2AA**

Asking Price £795,000

savills







Substantial home split over three floors • Enjoying a rural outlook and distant sea views • Generous accommodation throughout • Parking area to the front along with a garage • Good size, fully enclosed rear garden • Double garage and further parking to the rear

#### Local Information

Les Mouissaons is situated in a convenient central location, just a short distance from local amenities including supermarkets and shops at Admiral Park and St Peter Port town centre.

A regular bus route is available along Mont Arrivé.

The school catchment area for the property is Amherst Primary and St Sampsons High School.

#### About this property

This substantial family home is situated on an elevated plot, enjoying a rural outlook rarely found in St Peter Port.

With beautiful high ceilings throughout the accommodation, the house feels light and airy. The ground floor comprises sitting room, dining room, fully fitted kitchen, conservatory and utility. Occupying the first floor are two double bedrooms, one en suite, study and family bathroom. There is also a further two double bedrooms and shower room on the second floor.

Externally, there is good parking and a single garage to the front. To the rear is a large timber built double garage with lights, power and water supply, further parking to the side and a good size garden.

#### Services and Notes

Mains electricity, water, gas and drainage. Gas fired central heating. UPVC double glazing. We understand the property is of cavity construction. TRP 276.

#### Directions

From La Vrangue traffic lights, turn left in to Mont Arrivé. Continue up the hill and the property is the third house on the right after Guelles Lane. Perry's Guide Map Reference: Page 3 H1.

#### Tenure

Freehold

#### Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Guernsey Office.  
Telephone:  
+44 (0) 1481 713 463.









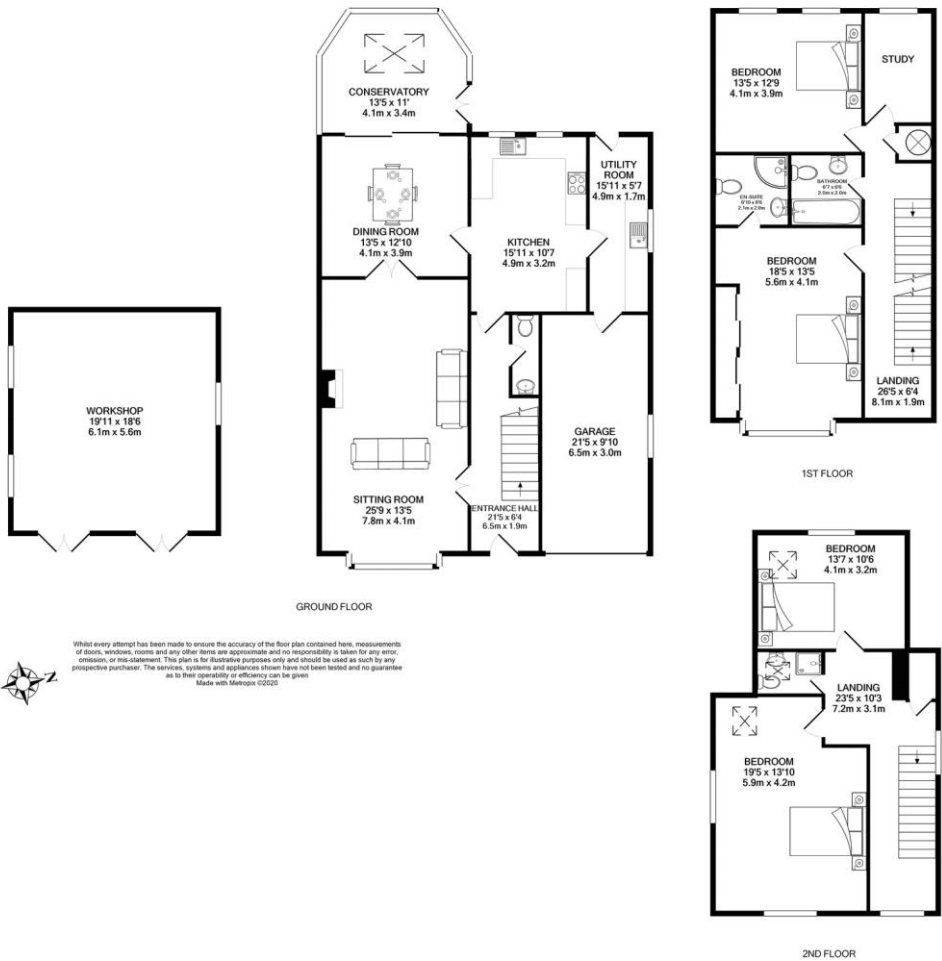


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Gross Internal Area 2971 sq ft, 276 m<sup>2</sup>

Guernsey

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