



A CLASSIC VICTORIAN VILLA, WITHIN A SHORT DISTANCE OF BORDEAUX BAY.

LE RIVAGE, RUE DES PETITES HOUGUES, VALE, GY3 5NE

Price Reduced to £875,000, Freehold



Listed Victorian villa with beautiful original character features • Situated in lovely quiet lanes inland from Bordeaux harbour • Enclosed gardens including vegetable patch and rose garden • Added benefit of a double garage • Substantial, well maintained accommodation throughout

5 Bedrooms • 3 Bathrooms • 4 Receptions

Description

A classic heritage listed Victorian villa which has the benefit of lovely views, with spacious rooms, plenty of storage and original character features.

Cherished and well maintained by its current owners, Le Rivage is a charming property, with excellent family accommodation that includes five double bedrooms, three bathrooms (one ensuite) a large kitchen/breakfast room, sitting room, dining room, vine house, utility and W.C.

Externally, there is a double garage and enclosed gardens, including a vegetable patch and a lovely rose garden. A fine opportunity to acquire a charming and traditional Guernsey home.

Le Rivage is situated in lovely quiet lanes just inland from Bordeaux Bay and Beaucette Marina, with beautiful walks and sea views on its doorstep. The amenities of The Bridge are only a short distance away. A main bus route is available nearby from Rue des Bordeaux. The school catchment area for the property is Vale Primary and St Sampsons High School.

Services and Notes

Mains water and electricity. Cesspit drainage. Oil central heating, underfloor heating in the kitchen & W.C. (wet system). Bottled gas for hob. Wooden double glazed windows on the ground and first floor and single glazed wooden windows on the second floor. The property is of part traditional construction, with a modern cavity extension. There is an electro-osmotic damp proofing system installed. TRP 368.

All fitted carpets, curtains, blinds and light fittings included in the sale. Appliances include; KITCHEN: Rangemaster gas hob with extractor over, Hotpoint dishwasher, Built-in twin Neff ovens, Free-standing Hotpoint fridge, Hotpoint washing machine, Hotpoint free-standing freezer, Zanussi tumble dryer, GARAGE: Electrolux freezer, Chest freezer, Hotpoint fridge.

Directions

From Rue Des Bordeaux, turn left into Rue Robin and follow the road along. Turn right into Rue Des Petites Hougues and the property makes the corner. Perry's Guide Map Reference: Page 7 G5.

Viewing

Strictly by appointment with Savills.







FLOORPLANS

Gross internal area: 3961 sq ft, 368 m²



Guernsey

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