



Substantial four bedroom town house with seafront views.

Le Bouillon House, St George's Esplanade, St Peter Port, Guernsey

Asking Price £1,650,000

savills



Substantial three storey town house • Period with more recent extension • Seafront location with views • Walled garden with swimming pool and garaging • Planning permission for part office use class

Local Information

A residential property categorised as Part A on Guernsey's Open Market Housing Register and available for occupation by those holding a British or European Economic Area passport.

About this property

A substantial three storey seafront period property, with later extensions, standing on St George's Esplanade and overlooking Belle Greve Bay. Perhaps an unexpected feature in an urban environment is the swimming pool which is situated in a delightful walled and sunny garden at the rear. There is also a large detached garage to the side with additional forecourt parking.

The main property has graceful, well proportioned rooms which are replicated in a more recently built extension at the rear. This adds a flexibility to how the accommodation is used and particularly so in that this area incorporates an office use class and the possibility of running a business from the premises. Also of interest is an enviable South facing roof garden with views over St John's.

Tenure

Freehold

Services and Notes

The sale includes the fitted fittings, the fitted carpets and floor coverings, the curtains and blinds as hung, the fitted light fittings and the following appliances: Neff Double Oven, Neff Four Ring Electric Hob, Neff Extractor Hood, Whirlpool American Style Fridge Freezer, Miele Dishwasher, Miele Washer Dryer.

Directions

Travelling along St. George's Esplanade the property is situated about halfway between Piette Road and the Bouet turn off. Perry's Guide Map Reference: Page 17 G3.

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Guernsey Office.

Telephone:

+44 (0) 1481 713 463.





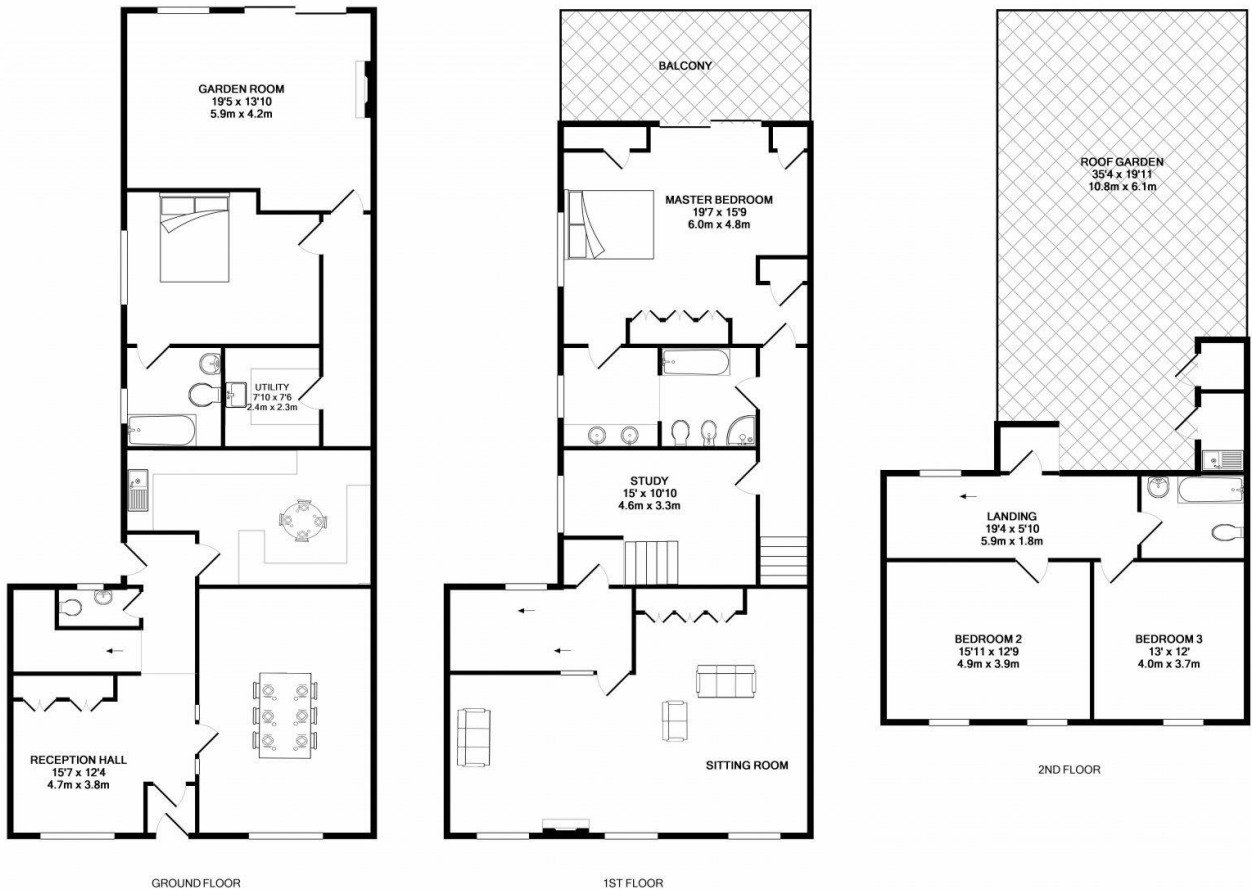


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Gross Internal Area 5124 sq ft, 476 m²



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