



A detached bungalow on a good sized plot in a rural location.

Biau Courtil, Les Buttes, St Saviour, GY7 9TH

Asking Price £615,000



Two bedroom bungalow with huge scope • Rural outlook to the rear • Ample garden space for a family home • Detached garage and parking for numerous vehicles • Very low density of housing in the surrounding area

Local Information

Biau Courtil is situated in a rural but not remote location. The lovely Auberge Du Val is within close proximity, whilst there are a variety of shops just a short distance away.

A bus route is available along Les Buttes.

The school catchment area for the property is La Houquette primary and La Mare De Carteret High School.

About this property

Biau Courtil is located in the heart of St Saviour with an expanse of countryside to the rear. The garden is generous, with a large area to the south-western aspect of the property and another very private space directly behind.

Internally, the property comprises of two bedrooms, a kitchen diner and lovely bright sitting room with access to the garden at various points across the rear of the house.

"Potential" is a phrase often over used, but in this instance it cannot be emphasised enough. There is scope to extend into the roof space and unlock extending views, conversions or alterations to the garage are also possible and an extension to the side looks plausible also. The above will all require planning permission.

Tenure

Freehold

Services and Notes

Mains water and electricity. Cesspit drainage. UPVC double glazing. The property is believed to be of block construction. TRP 126.

Directions

Travelling from Le Prevost toward St Saviours Church along Les Buttes, there will be a row of pine trees on the right hand side. Biau Courtil is the second property on the right. Perry's Guide Map Reference: Page 22 A3.

Viewing

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

Telephone: +44 (0) 1481 713 463.



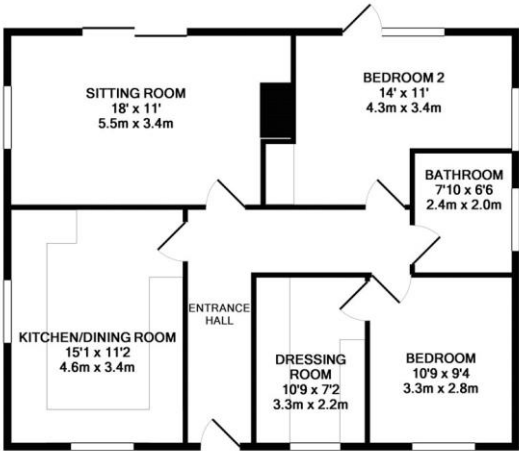
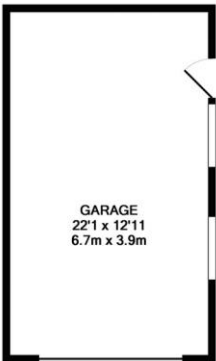


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Gross Internal Area 1356 sq ft, 126 m²

Guernsey

+44 (0) 1481 713 463



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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