



A good sized home in a highly desirable, peaceful location.

La Marotte, Rue Des Rocques, Torteval, GY8 0LZ

Asking Price £750,000



Excellent opportunity to acquire a property in need of refurbishment • Offering generous, flexible accommodation throughout • Situated in a peaceful rural location • Ample parking and a single garage • Lovely west facing rear gardens

Local Information

La Marotte is situated in a highly desirable location, in the peaceful rural lanes of Torteval, remaining in close proximity of the West coast.

A regular bus route is available along Route de Pleinmont.

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

About this property

La Marotte offers generous accommodation throughout, situated in a peaceful, rural location.

Offering potential purchasers an excellent opportunity to acquire a property to put their own stamp on, the accommodation is in need of refurbishment throughout but currently offers excellent space including ample reception space and four/five bedrooms.

Externally, the property benefits from lovely west facing rear gardens, along with parking for multiple vehicles and a garage.

Services and Notes

Mains electricity and water. Cesspit drainage. Oil fired central heating. UPVC double glazing. We understand the property is of solid block construction. TRP 235.

Tenure

Freehold

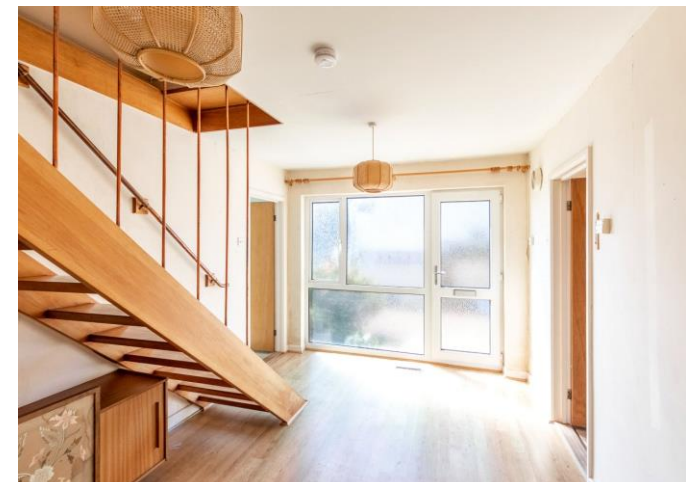
Directions

With Torteval Church on your left hand side, continue travelling along Rue Du Belle and take the second turning on the right in to Rue Du Sauchet, then left in to Rue Des Rocques. The property is the third on the left. Perry's Guide Map Reference: Page 26 D3.

Viewing

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

Telephone: +44 (0) 1481 713 463.











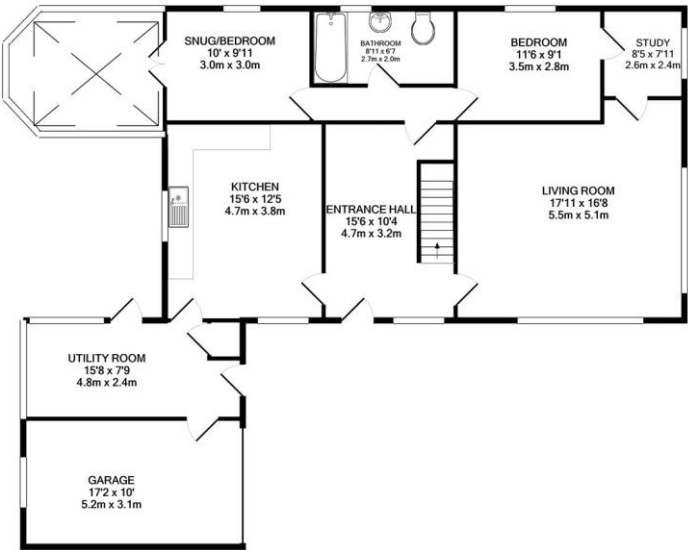


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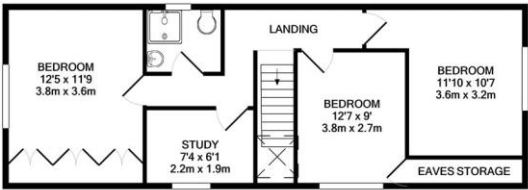
Gross Internal Area 2530 sq ft, 235 m²

Guernsey

+44 (0) 1481 713 463



GROUND FLOOR



1ST FLOOR

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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