



Fantastic opportunity to create a bespoke coastal home, or to modernise a substantial existing family home in the heart of St Brelade's Bay with protected sea views.

**La Rue De La Valeuse, St Brelade, JE3 8EE**

Guide Price: £2,975,000









**Spectacular location and views • Spacious reception rooms • Flooded with natural light • Heated swimming pool • Mature gardens • Integral one bedroom unit • Approx 4,096 sq ft**

**• 6 bedrooms • 5 bathrooms • 4 reception rooms**

#### **Local Information**

One of the most exciting locations on Jersey's South Coast, close to St Aubin's and overlooking the golden sandy beach at St Brelade's Bay.

This is the perfect spot from which to enjoy life and the best that Jersey has to offer. These waters are famous for kayaking, windsurfing, kite surfing and the facilities at the Royal Channel Islands Yacht Club.

A superb choice of restaurants, bars, art galleries and specialist shops, together with great golf at La Moye Golf Club. The capital, St. Helier, is only 4 miles away and for international connections, Jersey Airport is 2 miles

#### **About this property**

Fontenay sits on an a very large plot in St Brelade Bay, within 70 metres from the beach and popular restaurants along the promenade.

This property provides a fantastic opportunity to create your dream coastal home in the most sought after location in Jersey.

One bedroom suite and further bedroom are located on the ground floor, with the first floor benefitting from far reaching sea views and comprising of a one





bedroom suite plus two further bedrooms and a bathroom.

The spacious living space on the ground floor provides space for the whole family, with large windows and sliding doors, flooding the property with natural light and creating a seamless transition between indoor and outdoor space.

There is an integral one bedroom unit, providing perfect accommodation for visiting guests or staff.

Surrounding this home externally, are mature gardens, a double garage and ample driveway parking.

In an extremely sought after location, Fontenay is an exciting opportunity for potential purchasers.

**Tenure**

Freehold

**Viewing**

All viewings will be accompanied and are strictly by prior arrangement through Savills Jersey Office.  
Telephone: 01534 722 227.









La Rue De La Valeuse, St Brelade, JE3 8EE  
Gross Internal Area 4096 sq ft, 380.5 m<sup>2</sup>



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GROUND FLOOR  
3135 sq.ft. (291.3 sq.m.) approx.

1ST FLOOR  
961 sq.ft. (89.2 sq.m.) approx.



TOTAL FLOOR AREA : 4096 sq.ft. (380.5 sq.m.) approx.

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