



Delightful three bedroom cottage

La Rue de La Ville Emphrie, St Lawrence, JE3 13F

Guide Price: £749,000

savills

On a leafy green lane • Large lounge with wood burner • Beautifully maintained • Tranquil wooded location • Parking for 2 cars • Aprox 1,575 sq ft

• 3 bedrooms • 2 bathrooms • 2 reception rooms

Local Information

Set in a tranquil location bordered by woodland yet just a ten minute drive to town and easy access to the airport and the west of the Island.

You can walk to the bus stop at the War Tunnels in two minutes or connect St Aubins Bay and the cycle track via Le Perquage footpath.

About this property

A charming semi-detached cottage with large rooms and high ceilings. The property feels bright and spacious throughout and has been beautifully maintained.

There is a large living room with lovely wood burner, separate dining room with doors leading to a tiled patio area, perfect for alfresco dining, a sunny kitchen and cloakroom on the ground floor. The upstairs comprises three double bedrooms, one en suite and a house bathroom.

Outside there is a secluded cotil garden that is very private and well protected by mature trees. A tranquil place to enjoy the visiting squirrels and other wildlife.

The property also benefits from driveway parking for two cars.

Tenure
Freehold

Viewing

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





GROUND FLOOR
784 sq.ft. (72.8 sq.m.) approx.

1ST FLOOR
791 sq.ft. (73.4 sq.m.) approx.



TOTAL FLOOR AREA: 1575 sq.ft. (146.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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