



Modern spacious accommodation in immaculate condition.

La Chasse, Rue de Mahaut, St Ouen, JE3 2GF

Guide Price £1,795,000

savills







**Modern family home in fantastic condition • Upside down design for more panoramic views • Adjoined 2 verges field • Rural, idyllic location in St Ouen**  
• Approx. 1,864 sq ft

• 4 bedrooms • 2 bathrooms • 1 reception

#### Local Information

Located on a quiet lane in St Ouen, this property is nicely positioned amongst fields with country walks on your doorstep.

Situated close to Les Landes Race Course, Gronez Castle with fantastic sunsets, as well as some of the island's best beaches including St Ouen's Bay, Plemont and Greve De Lecq. Also, just a short walk to the bus stop and Les Landes Primary School.

#### About this property

La Chasse is a beautiful, modern property in wonderful condition. This fantastic, detached family home is located in a peaceful lane surrounded by agricultural land, yet a short distance to the beach.

The property's main reception is at the upper floor to make the most of the panoramic views. Downstairs consists of the principal bedroom with en suite, three well sized double bedrooms and a family bathroom with an additional WC. Two of the bedrooms have their own access to the garden. The utility room located next to the staircase, provides an extra space for storage.

The first floor is an open-plan living room and kitchen/diner. Thanks to large windows and a vaulted high ceiling, the entire area is soaked in natural light.

The kitchen is finished to the highest standard with the modern, grey units, double oven and a white worktop. The living room area has a stove burner in the corner adding a cosy and warm feeling in those winter evenings. The bi-fold doors open onto a large sun terrace, creating a fantastic space for al fresco dining and watching those beautiful sunsets at the end of the day.

The outside area consists of a spacious south facing, low maintenance garden with patio.

Property further benefits from owning the 2 verges field adjoined to the property.

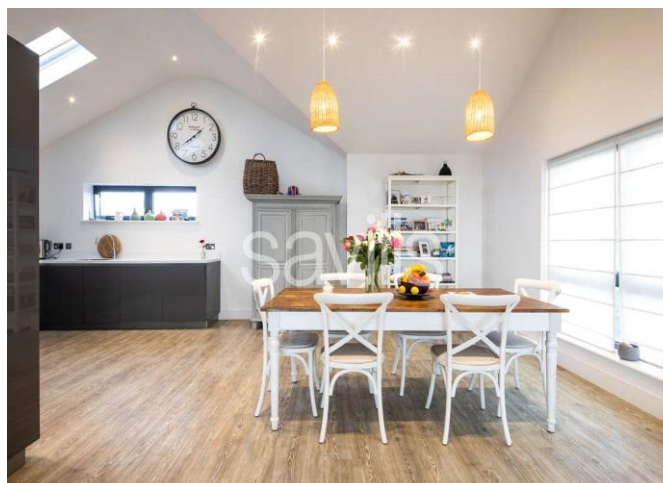
Ample parking for six cars with an additional single garage.

#### Services

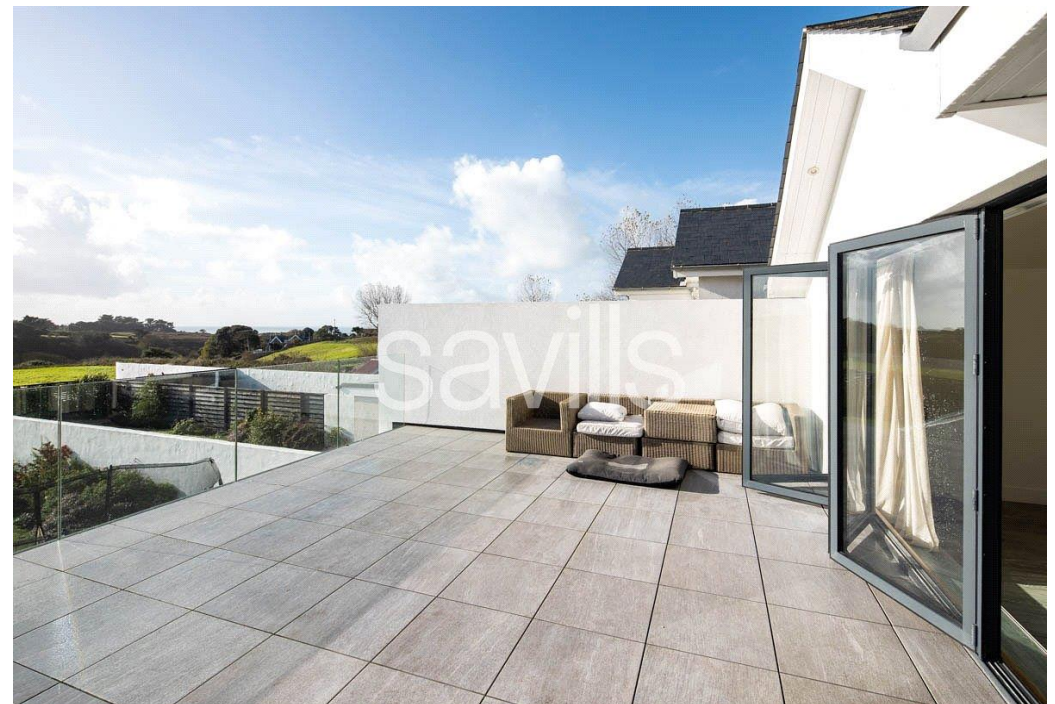
Heating - electricity  
Mains water

#### Viewing

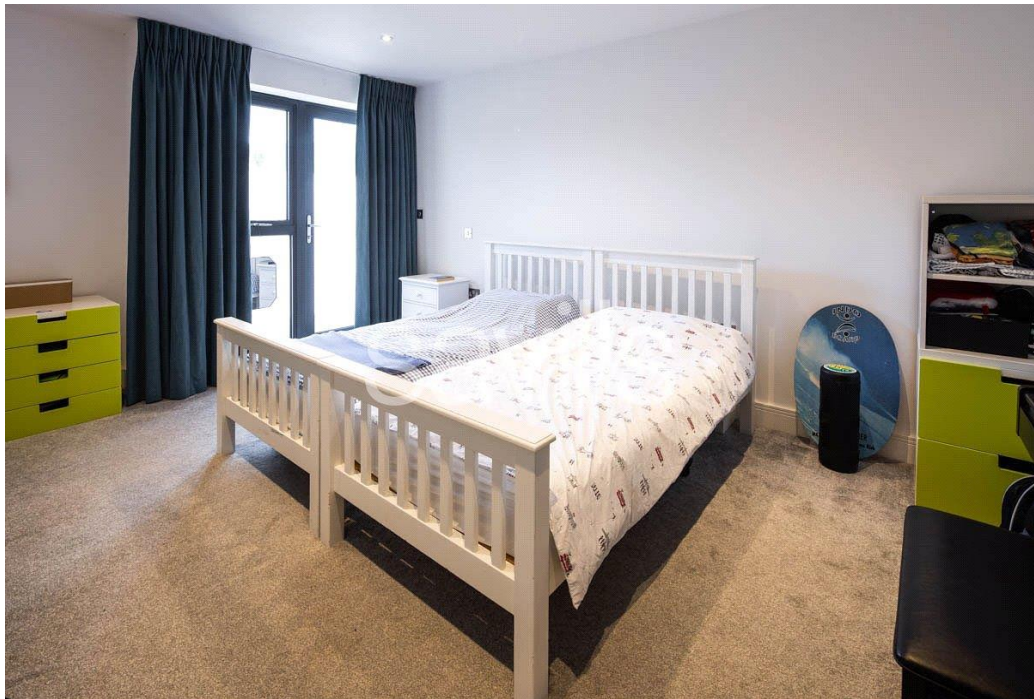
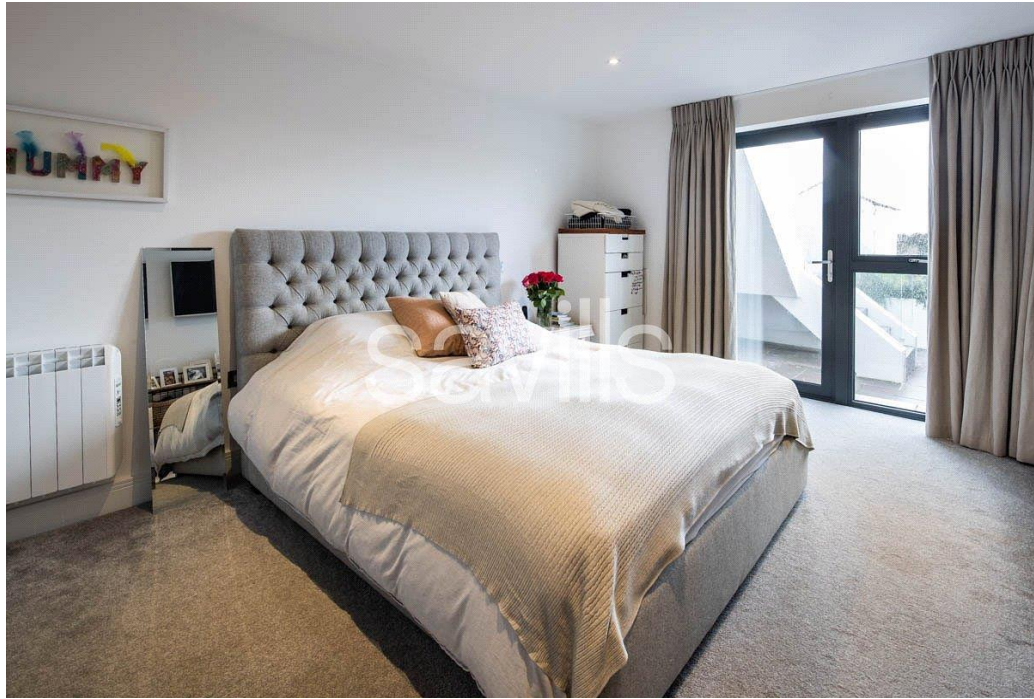
All viewings will be accompanied and are strictly by prior arrangement through Savills Jersey Office.  
Telephone: 01534 722 227.







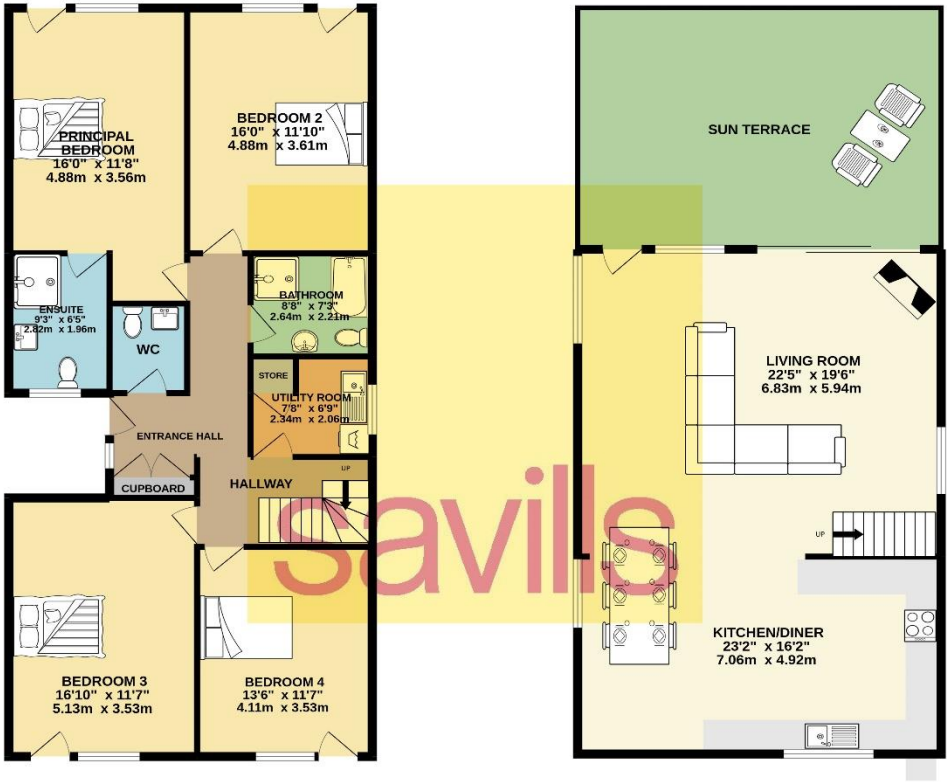






GROUND FLOOR  
1063 sq.ft. (98.8 sq.m.) approx.

1ST FLOOR  
801 sq.ft. (74.4 sq.m.) approx.



TOTAL FLOOR AREA: 1864 sq.ft. (173.2 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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