

MONT BLEU



8

BEDROOMS

7

BATHROOMS

9,000

SQ FT

0.2

ACRES

£5,950,000 OPEN MARKET, ST. PETER PORT

This stunning, modern home of circa 9,000 sq ft. is perched on an elevated site offering superb, panoramic sea views of Guernsey's busy harbour, Castle Cornet and the offshore islands. The property is situated in a quiet and peaceful location but is just a short walk away from St. Peter Port's town centre. The main house itself is arranged over four floors and was designed to take full advantage of the views. The fabulous 50 ft. living room with its open plan kitchen, dining and seating areas spans the ground floor and provides direct access to the easily managed garden. There are up to seven bedroom suites which could be used for guests, relatives or staff as well as a self-contained annexe. Externally, there is a terrace, garden, store, parking and four car garage. An exceptional home for the discerning purchaser offering a stylish home of superb quality.



LIVINGROOM

The Channel Island Estate Agent











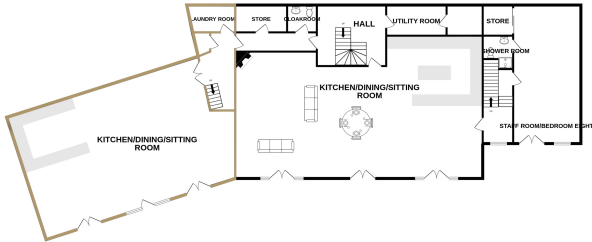




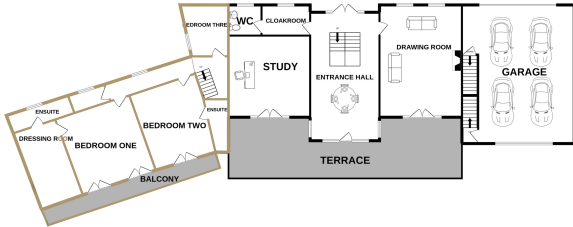




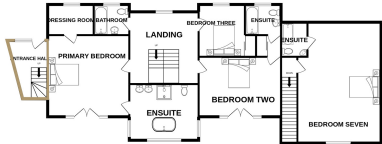
GARDEN FLOOR
3312 sq.ft. (307.7 sq.m.) approx.



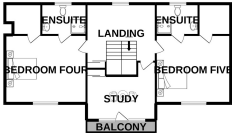
GROUND FLOOR
2526 sq.ft. (234.7 sq.m.) approx.




1ST FLOOR
1584 sq.ft. (147.2 sq.m.) approx.



2ND FLOOR
903 sq.ft. (83.9 sq.m.) approx.



 = ANNEXE

TOTAL FLOOR AREA : 8,980 sq.ft. (835 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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GARDEN FLOOR

| | |
|-----------------------------|--------------|
| Kitchen/dining/sitting room | 48'5 x 24'11 |
| Hall | 13'6 x 12'0 |
| Utility room | 11'10 x 6'0 |
| Cloakroom | 5'10 x 5'4 |
| Store | 10'2 x 5'4 |
| Staff room/bedroom eight | 27'2 x 13'3 |
| Shower room | 6'7 x 5'11 |
| Store | 6'9 x 5'11 |

GROUND FLOOR

| | |
|---------------|--------------|
| Entrance hall | 25'2 x 13'6 |
| Drawing room | 22'11 x 16'2 |
| Cloakroom | 9'7 x 6'1 |
| WC | 6'5 x 6'1 |
| Study | 17'0 x 16'0 |
| Garage | 28'6 x 19'7 |

FIRST FLOOR

| | |
|-------------------|--------------|
| Landing | 14'2 x 13'6 |
| Primary bedroom | 17'0 x 16'4 |
| En-suite bathroom | 13'6 x 11'7 |
| Dressing room | 9'6 x 5'11 |
| Bedroom two | 16'5 x 11'10 |
| En-suite bathroom | 6'7 x 5'9 |
| Bedroom three | 10'3 x 9'1 |
| Bathroom | 7'0 x 5'11 |
| Bedroom seven | 24'6 x 19'7 |
| En-suite bathroom | 6'9 x 5'2 |

SECOND FLOOR

| | |
|----------------------|--------------|
| Landing | 13'6 x 12'2 |
| Bedroom four | 15'10 x 13'7 |
| En-suite shower room | 8'10 x 6'1 |
| Bedroom five | 15'1 x 13'5 |
| En-suite shower room | 8'4 x 6'1 |
| Study | 13'6 x 8'8 |

THE ANNEXE - GARDEN FLOOR

| | |
|-----------------------------|-------------|
| Kitchen/dining/sitting room | 39'4 x 25'2 |
| Utility room | 8'4 x 5'4 |

THE ANNEXE - GARDEN FLOOR

| | |
|-----------|-----------|
| Cloakroom | 4'8 x 3'2 |
|-----------|-----------|

THE ANNEXE - GROUND FLOOR

| | |
|----------------------|--------------|
| Landing | |
| Bedroom one | 15'1 x 14'8 |
| Dressing room | 14'8 x 6'5 |
| En-suite bathroom | 10'4 x 6'5 |
| Bedroom two | 15'11 x 12'3 |
| En-suite shower room | 10'11 x 4'10 |
| Bedroom three | 14'6 x 8'11 |
| Bathroom | 7'5 x 6'5 |

THE ANNEXE - FIRST FLOOR

| | |
|---------------|------------|
| Entrance hall | 11'1 x 8'3 |
|---------------|------------|

KEY FACTS

A large modern home with panoramic sea views

Situated in a peaceful location yet a short stroll into St. Peter Port

Seven bedroom suites and numerous reception rooms

A terrace and garden offering superb views over the bustling harbour and offshore islands

Parking and a four car garage

An exceptional home in a fantastic location

SERVICES

Mains services

DRAINAGE

Mains drainage

HEATING

Oil

APPLIANCES

Separately listed

INCLUSIONS

To include all carpets and fitted flooring, the curtains and blinds as hung, light fittings and appliances as listed.

These particulars are supplied on the understanding all negotiations by Livingroom are conducted through this office. We understand these particulars to be correct but we do not guarantee their accuracy nor do they form part of any contract. Any floor plans provided are for the purposes of identification only and are not of absolute delineation. Measurements and areas illustrated are approximate and should not be relied upon. Livingroom have not undertaken a detailed survey, nor tested the services, appliances and specific fittings.

£5,950,000



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