

A superb option to finish a new build in a quiet lane.

La Vieille Vinnaire, Hougues Magues Lane, St Sampson, GY2 4WA

 2  1  2

Guide Price £845,000

savills



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## About this property

A super new build option for a buyer looking to create a stunning home set within over 1.5 acres of grounds. The structure has been set out to provide two good sized bedrooms upstairs, with a kitchen diner and lounge downstairs. In addition on the ground floor there is a study, utility and shower room. The layout could be changed depending on the new owners requirements, and could be adapted to provide an additional bedroom, or en suites.

The land, whilst mostly agricultural, has received approval for an extension to the domestic curtilage. This now provides scope for future extensions on both sides of the house, should the new buyer require something larger than the building currently on offer.

Those looking for a peaceful home with a fantastic amount of separation from neighbours need look no further.

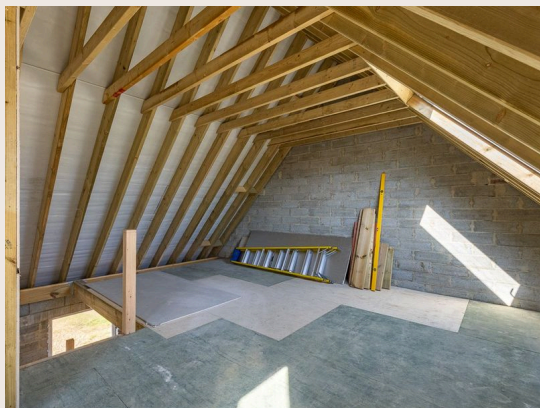


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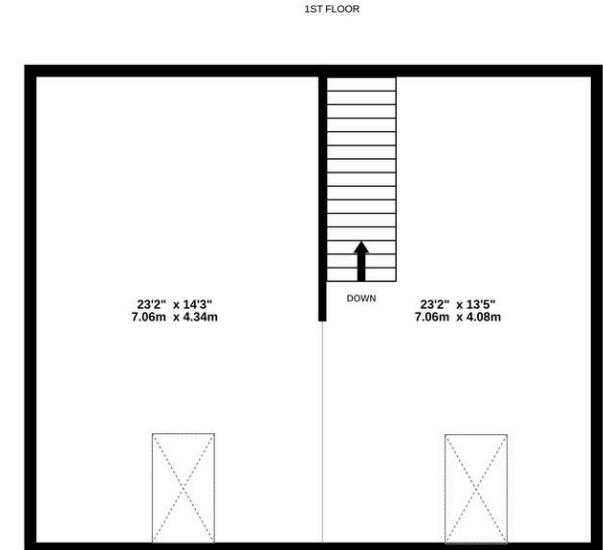
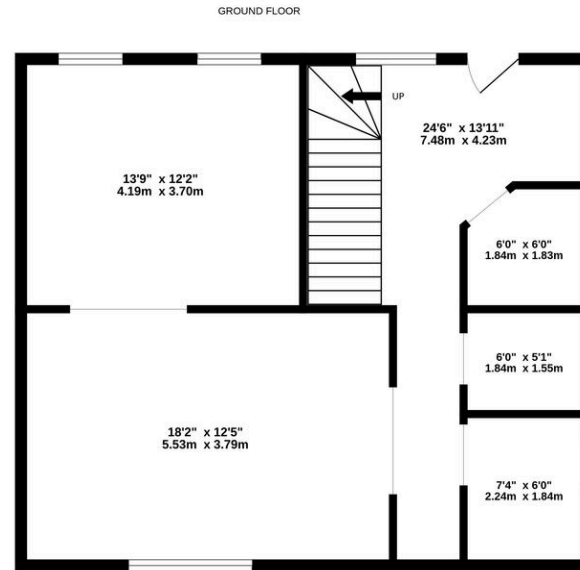
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## Plans

Approx. gross internal floor area

TBC



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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## Key Information

### Tenure

Freehold

### Services & Additional Information




Mains electricity, water and drainage (on site). Property under construction. TRP TBC. Tenure: Freehold.

Please note any total floor areas referred to within Savills Guernsey's details are provided by the States of Guernsey and are approximate only.



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## Enquire



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## More Information



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