

A modern town house with sea views
across the bailiwick.

Mont Bleu, Les Cotils, St Peter Port, GY1 2LY

3 2 1

Guide Price £825,000

savills



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About this property

3 Mont Bleu is a modern, well presented townhouse enjoying truly superb, far reaching views across the St Peter Port coastline and neighbouring islands.

The property is arranged over three floors, each benefitting from an elevated outlook and excellent natural light.

The ground floor includes an entrance hall and a fitted kitchen which opens into a bright sitting/dining room, with doors leading directly out to a private paved terrace. This level provides an inviting and sociable living space, ideal for everyday family life.

The first floor offers two double bedrooms, together with a family bathroom. The entire second floor is dedicated to the principal bedroom suite, featuring a walk in wardrobe, generous proportions, and an ensuite bath and shower room.

Externally, the property includes basement level parking for one vehicle, along with further on street parking options in the immediate area.

A large balcony provides the perfect vantage point from which to enjoy the stunning coastal views.

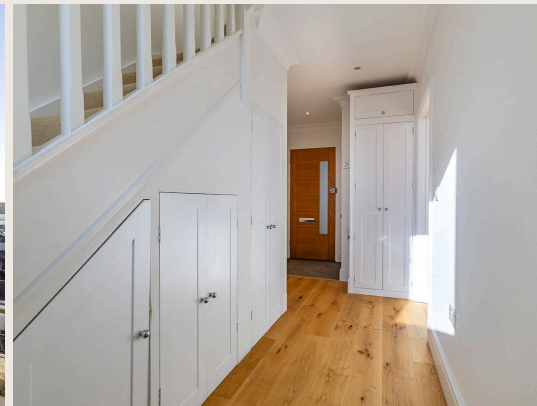


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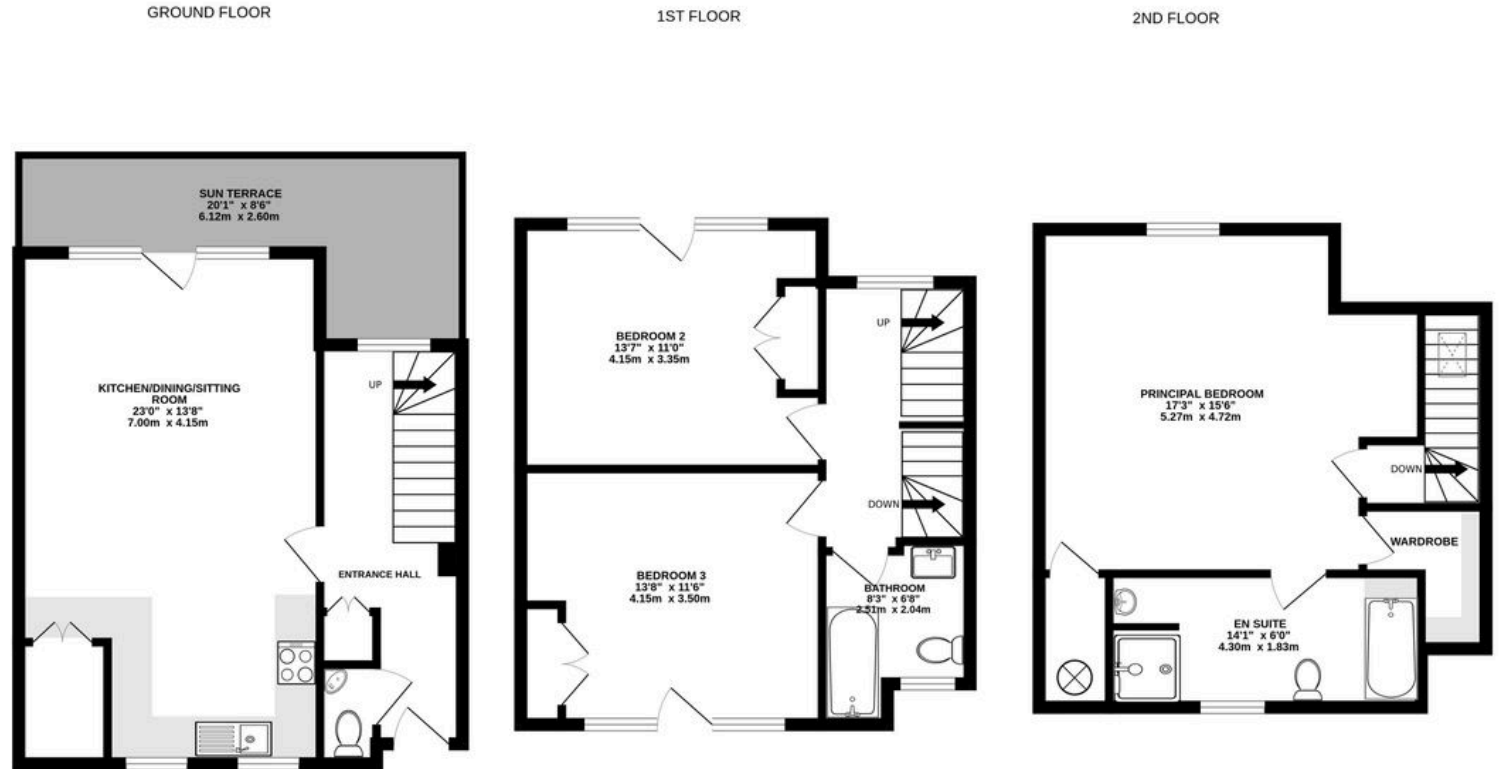
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Plans

Approx. gross internal floor area

2024 sqft



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. Electric central heating. We understand the property to be of cavity construction. UPVC double glazed windows. Tenure: Freehold. TRP 188.

Please note any total floor areas referred to within Savills Guernsey's details are taken from the Cadastre (Local Land Register and Ratings Office).



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Enquire



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