

Detached home with wrap around gardens, double garage and ample parking.

Lutine House, 13a Rue de La Douzaine, Fort George, GY1 2TA



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4



2

Guide Price £2,250,000

savills



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About this property

Designed for family living and effortless entertaining, the property boasts generously proportioned reception rooms, with expansive living areas that flow seamlessly throughout the home. Large windows invite an abundance of natural light, creating a bright and welcoming atmosphere while enhancing the sense of space.

The accommodation is arranged over two floors and includes five well-appointed bedrooms, providing flexibility for family life, guests or working from home. The principal reception spaces offer excellent versatility, whether hosting larger gatherings or enjoying quieter day-to-day living.

Outside, the wrap-around garden surrounds the property, providing a wonderful extension of the living space.

Predominantly laid to lawn with mature planting and private seating areas, it offers an ideal setting for outdoor dining, relaxation and family enjoyment throughout the year.

Practicality is equally well considered, with ample parking for multiple vehicles complemented by a substantial garage, ensuring excellent storage and secure parking.

Combining generous accommodation, attractive outdoor space and a highly desirable Fort George address, this is a rare opportunity to acquire a substantial family home in a sort after location.

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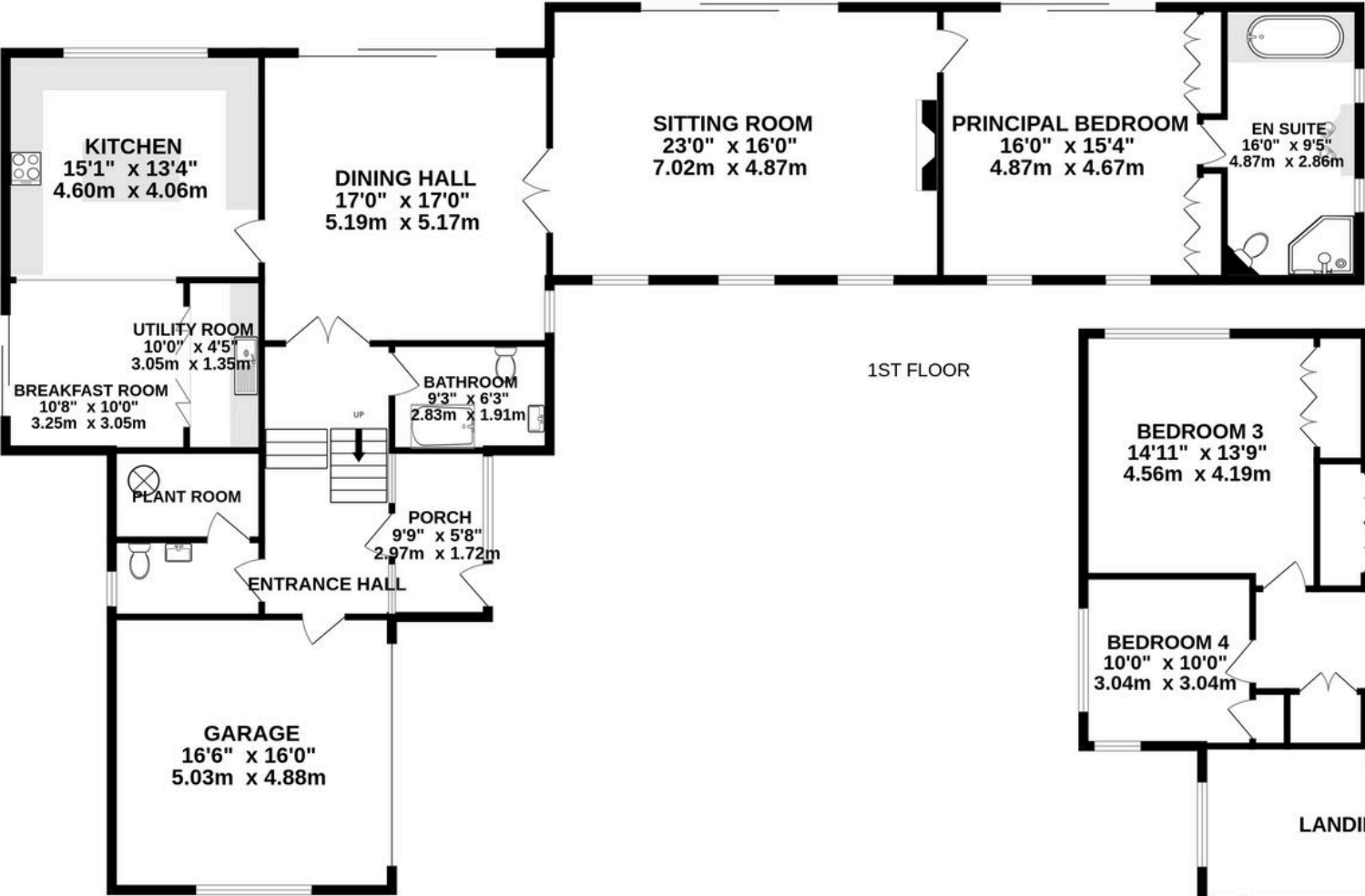
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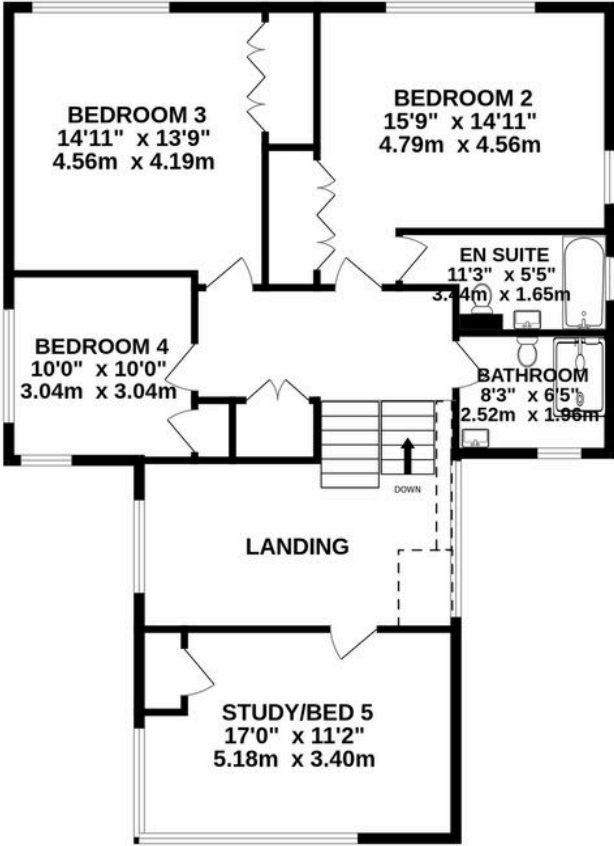
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GROUND FLOOR



1ST FLOOR



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

Local Authority
N/A

Council Tax
Band = N/A

Tenure
Freehold

Services & Additional Information
Mains electricity, water and drainage. Oil fired central heating. We understand the property is of cavity construction. UPVC double glazing. Tenure: Freehold. TRP 398.

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

EPC
PROPERTY
Rating = N/A



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Enquire

Talk to an agent

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Property Search

Viewing strictly by appointment

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