

# DOMAINE DE LA ROCHE

GUERNSEY

SOLE AGENT £8,000,000





Substantial cliff-top home

Offering exceptional potential to create a landmark residence

Spectacular panoramic cliff and coastal views

Generous, well-proportioned accommodation

Modernisation and renovation needed

Tranquil, mature gardens

---



A truly exceptional coastal residence, Domaine De La Roche represents a very rare opportunity to acquire a spectacular home set in a cliff-top position, surrounded by nature and enjoying breathtaking panoramic views across Guernsey's dramatic south coast. The property is discreetly set into the headland, maximising uninterrupted sea and coastal vistas from every principal room. Built just over twenty years ago, the accommodation is generous and versatile, offering four reception areas and up to five bedrooms together with five bath or shower rooms. A lift connects the ground and first floors, ensuring ease of access throughout the home. The property now requires renovation, presenting an outstanding opportunity for a purchaser to reimagine the house to suit their own vision and create one of the island's most remarkable homes. We are delighted to offer this truly unique property for sale.

For further information please contact Swoffers Estate Agents

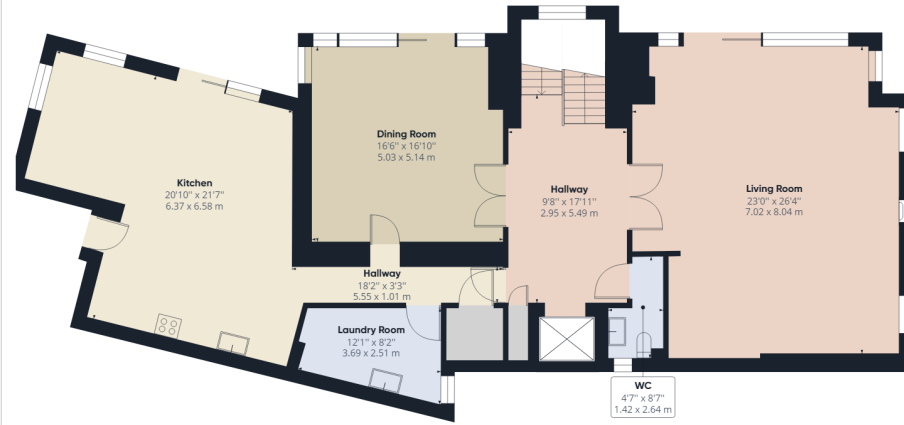




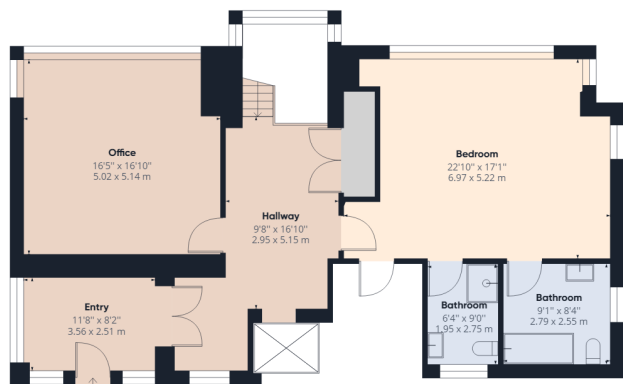




Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1

Approximate total area<sup>(1)</sup>

4161.10 ft<sup>2</sup>

386.58 m<sup>2</sup>

Reduced headroom

5.21 ft<sup>2</sup>

0.48 m<sup>2</sup>

(1) Excluding balconies and terraces

☐ Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

# swoffers

+44 (0) 1481 711766

[www.swoffers.co.uk](http://www.swoffers.co.uk)

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Sketch plans for illustrative purposes only. All measurements, walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the Vendor or their Agent, Swoffers Limited. Intending purchasers should not rely on them as statements or representations of fact or that the property or its services or any systems or equipment are in good condition, but must satisfy themselves by inspection or otherwise as to their accuracy and operative condition. Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending purchaser. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.