



La Rochelle

39 Mount Durand, St. Peter Port, Guernsey, GY1 1EB

 x3  x2 **PERRYS 25 F2 TRP 181**

- Immaculate three bedroom Townhouse
- Recently renovated
- Superb kitchen/dining area opening onto garden
- Panoramic views towards neighbouring Islands
- Enclosed garden
- Attached garage

£795,000

LOCAL MARKET

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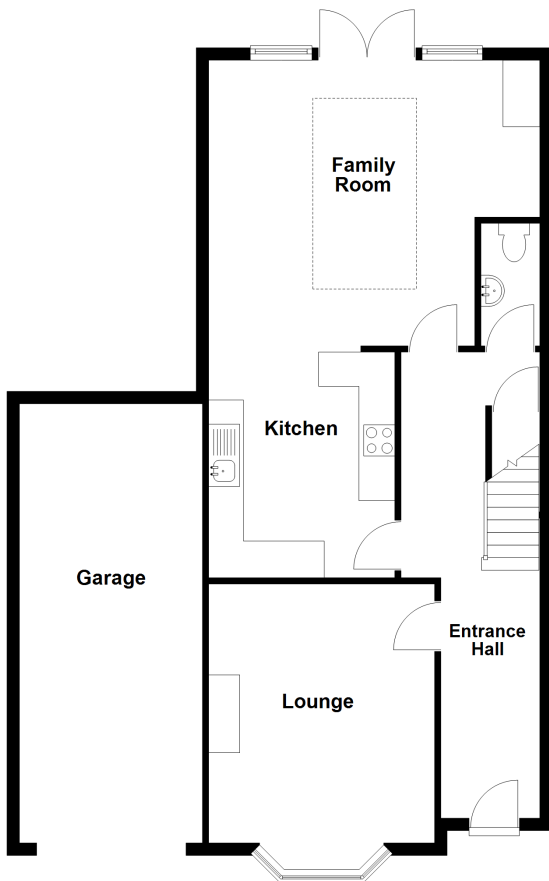




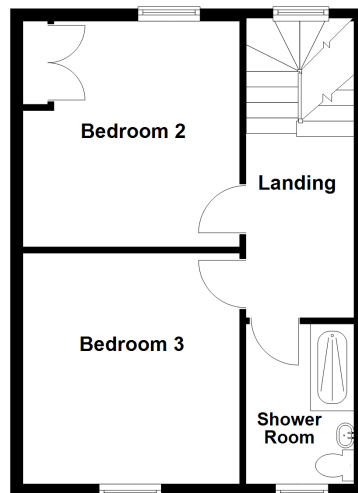




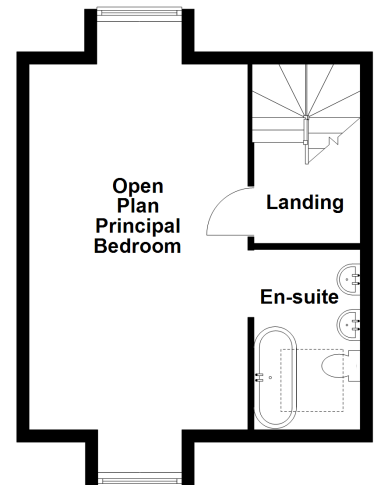
Ground Floor



First Floor



Second Floor



About La Rochelle

La Rochelle is a beautifully presented three-bedroom townhouse, nestled in a sought-after and convenient St Peter Port location. Thoughtfully arranged over three floors, it offers generous and flexible living spaces throughout.

On the ground floor, you'll find a welcoming lounge, along with a well-appointed kitchen that opens into a spacious family room—perfect for modern living. From here, doors lead directly to the rear garden, creating a seamless flow between indoor and outdoor spaces. The first-floor features two comfortable double bedrooms and a contemporary family bathroom. At the top of the house, the impressive main bedroom suite spans the entire second floor and includes a stylish ensuite bathroom.

Renovated just five years ago to a high standard, this home blends classic charm with modern finishes. Outside, the rear garden is predominantly laid to lawn, complemented by a paved terrace and a charming summerhouse at the far end—ideal for relaxing and taking in elevated views across the rooftops to the Little Russell and islands beyond.

Further enhancing the property's appeal is an attached garage, accommodating two small cars.

ACCOMMODATION COMPRISING

GROUND FLOOR

Entrance Hall

24'10" x 5'8" (7.57m x 1.73m)

Solid wood flooring. Stairs to first floor with large understairs storage cupboard.

Separate WC

6'5" x 2'11" (1.96m x 0.9m)

Lounge

15'9" x 13'1" (4.8m x 4m)

Attractive bay window. Alcoves and open fireplace.

Kitchen

15'7" x 10' (4.75m x 3.05m)

Fitted with a range of light and dark grey wall and base units with wood effect work surface over incorporating a single bowl ceramic sink. 2.22m opening, partly occupied by a breakfast bar to...

Family Room

14'3" x 15'1" (4.34m x 4.6m)

Double doors giving access to the garden. Lantern providing plenty of light. Newly fitted log burner.

FIRST FLOOR

Landing

10'8" x 6' (3.25m x 1.83m)

Bedroom 2

13' x 12'2" (3.96m x 3.7m)

Alcove with shelving.

Bedroom 3

12'8" x 11'9" (3.86m x 3.58m)

Large cupboard containing the immersion heater. Solid wood flooring. Note: currently being used as a dressing room but could comfortably provide a double bedroom.

Shower Room

9'1" x 5'10" (2.77m x 1.78m)

Three piece suite of large walk-in shower with hand held and rain shower head, wall mounted wash hand basin and W.C.

SECOND FLOOR

Open Plan Principal Bedroom

23'3" x 11'7" (7.09m x 3.53m)

Two feature fireplaces. Window giving a view to the rear and offshore islands beyond. 1.2m opening to...

Bathroom

11'6" x 6'8" (3.5m x 2.03m)

Fitted with a three piece suite of freestanding rolltop bath with hand held shower, twin wash hand basins and W.C.

OUTSIDE

Front

A stone bound driveway with steps and stone bound path leading to the front door.

Garage

25'10" (7.88) x 8'7" (2.62) max & 8' (2.44) min

Power supply.

Rear

There is a fully enclosed garden predominantly laid to lawn with a pathway giving access to a patio area at the rear where there is a summerhouse and a small shed. The garden provides fantastic rooftop views with the offshore islands beyond.

Appliances

Freestanding American style Samsung fridge/freezer with ice and water dispenser, Rangemaster Infusion over with induction hob over, Rangemaster extractor fan, integrated microwave, integrated AEG dishwasher, integrated AEG washing machine, Indesit tumble dryer, Statesman fridge/freezer?

TRP: 181

Viewing: BY APPOINTMENT

Possession: BY ARRANGEMENT

Services: All mains. Oil fired central heating.

Construction: Granite. Wooden single glazed windows to the front and uPVC double glazed windows to rear. uPVC fascias and soffits.

Price includes: Carpets, curtains, light fittings and appliances as listed.

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