



LA COLLINA VERDE

£2,295,000

LOCAL MARKET



La Collina Verde

Les Villets, Forest, Guernsey, GY8 0HR

£2,500,000

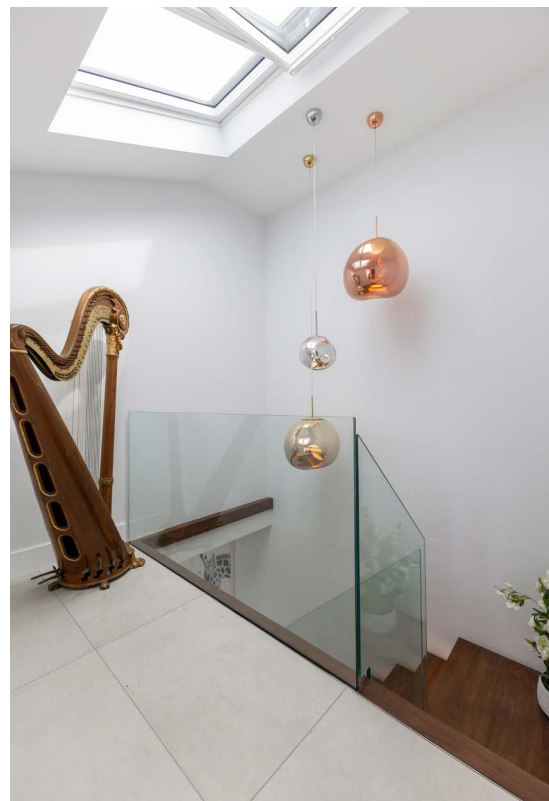
LOCAL MARKET

Situated in a superb and highly desirable location close to Le Gouffre, “La Collina Verde” is a stunning contemporary home offering an exceptional blend of style, space and versatility. Designed to maximise natural light throughout, this beautifully presented property provides spacious and adaptable accommodation perfectly suited to modern living. The heart of the home is the impressive open-plan kitchen, dining and living area, a wonderful light-filled space that seamlessly connects with the outdoors via doors opening onto an extensive covered patio, ideal for entertaining and al fresco dining. The ground floor also features a guest bedroom with en-suite together with a self-contained wing. This versatile area could easily be reconfigured to provide two additional double bedrooms, a snug and a shower room, depending on individual requirements. Occupying the first floor is the magnificent principal bedroom suite, complete with a luxurious en-suite bathroom and dressing room. Doors open onto a private terrace from which to enjoy delightful rural and distant sea views. An additional first-floor lounge provides further flexibility and could readily serve as a study, home office or additional bedroom. Externally, the property is complemented by a detached double garage and attractive sunny garden.













Exceptional high specification contemporary home

Stunning location near Le Gouffre

Spacious and light filled, rural & distant sea views

Highly versatile self contained wing

Stunning principal bedroom suite

Large sunny garden & double garage

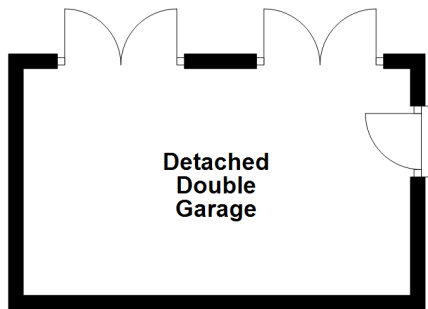
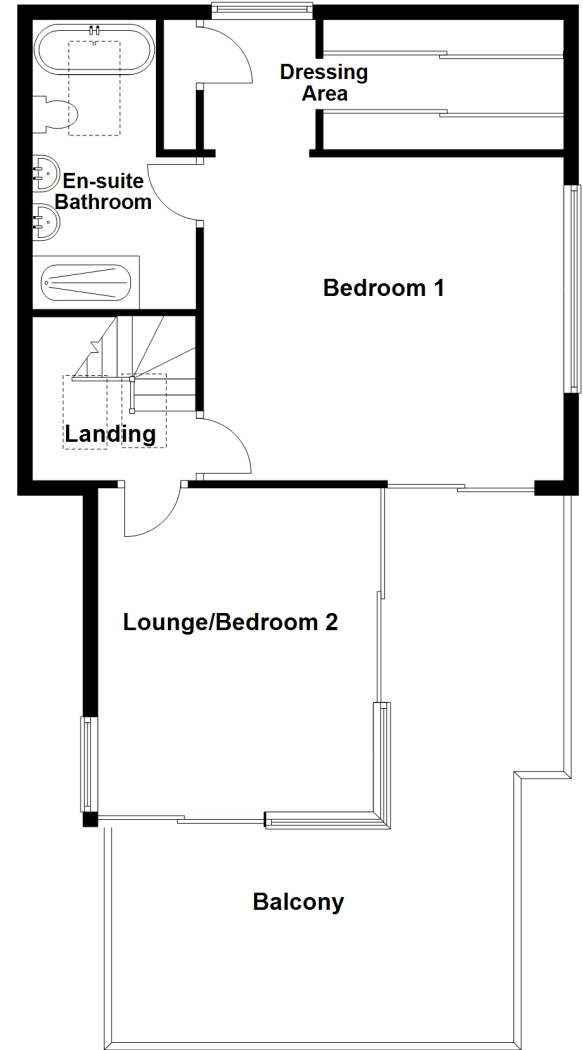




Ground Floor



First Floor



ACCOMMODATION COMPRISING

GROUND FLOOR

Entrance Hall

22'5" x 8'11" (6.83m x 2.72m)

Separate WC

7'10" x 3'1" (2.4m x 0.94m)

Bedroom 3

12'8" x 11'1" (3.86m x 3.38m)

Ensuite Shower Room

7'10" x 5'5" (2.4m x 1.65m)

Utility Room

5'8" x 4'2" (1.73m x 1.27m)

2.23m opening into...

Kitchen

33'3" x 20'4" (10.13m x 6.2m)

The kitchen is fitted with a range of navy wall and base units with central island.

Pantry

5'9" x 4'2" (1.75m x 1.27m)

ANNEXE

Lounge

16'9" x 11'10" (5.1m x 3.6m)

Kitchen / Breakfast Room

12'5" x 12'1" (3.78m x 3.68m)

Fitted with a range of light blue wall and base units with Corian work surfaces over incorporating Franke stainless steel sink.

Shower Room

11'1" x 5'5" (3.38m x 1.65m)

Bedroom 4

12'11" x 11'11" (3.94m x 3.63m)

FIRST FLOOR

Landing

9'4" x 3'4" (2.84m x 1.02m)

Bedroom 1

16'8" x 15'7" (5.08m x 4.75m)

1.15m opening to...

Dressing Room

15'7" (4.75) x 9'5" (2.87) max to dormer

Ensuite Bathroom

17'2" max 8'6" (5.23m max 2.6m)

Lounge/Bedroom 2

18'6" x 13'6" (5.64m x 4.11m)

OUTSIDE

Detached Double Garage

22'5" max x 19'11" (6.83m max x 6.07m)

Appliances

Bora induction hob, Bora teppanyaki stove and wok, twin Bora electric oven and grill, two Neff wine coolers, Neff fridge/freezer, Neff dishwasher.

TRP: 273

Viewing: BY APPOINTMENT

Possession: BY ARRANGEMENT

Services: Mains water and electricity. Cesspit drainage.

Construction: Cavity construction.

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

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