



La Nouvelle

Rue Du Hurel, Torteval, Guernsey, GY8 0PN

OPEN MARKET £1,750,000 SOLE AGENT

- Panoramic sea views | Easy access to sandy beach
- Single storey accommodation | Opportunity to redevelop
- 3 bedrooms and 2 bathrooms | Integral garage



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sales@swoffers.co.uk

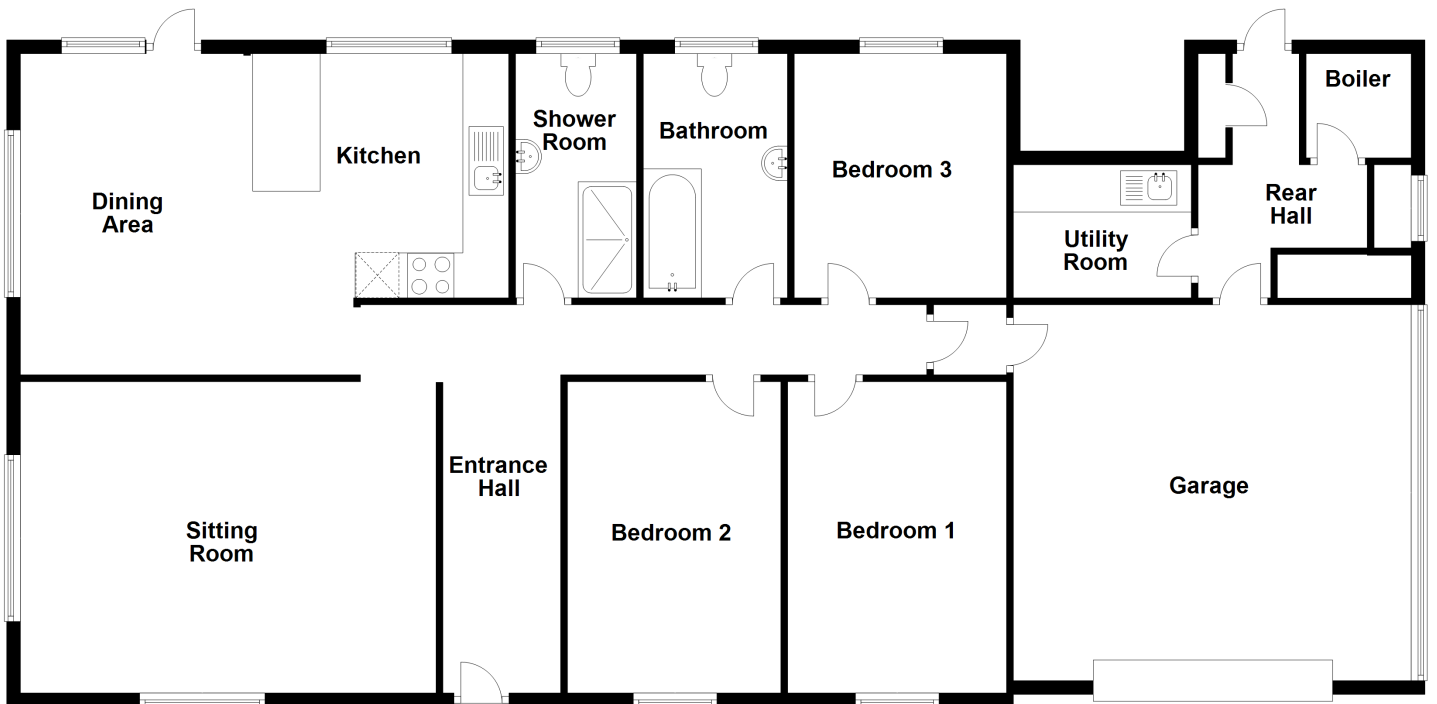
01481 711766

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Ground Floor





About La Nouvelle

La Nouvelle sits directly opposite Rocquaine Bay on Guernsey's west coast. The property enjoys great sunsets and expansive sea views to Lihou Island and Fort Grey. The property offers 3 bedrooms and 2 bathrooms, a kitchen /dining room and sitting room with sea views, an integral garage and a utility room. Currently the property is single storey and subject to the necessary planning permissions it may be possible to extend and redevelop the property to enhance the view even further. It is rare to be able to offer a property directly opposite the beach with amazing sea views on the west coast and we believe this is an opportunity for a discerning buyer to make the very best of a fantastic location.

ACCOMMODATION COMPRISING

Entrance Hall

14'7" x 8' (4.45m x 2.44m)

Sitting Room

19'10" x 14'3" (6.05m x 4.34m)

Dining Area

16'11" x 13'10" (5.16m x 4.22m)

Kitchen

11'1" x 10'3" (3.38m x 3.12m)

Shower Room

11'8" x 5'10" (3.56m x 1.78m)

Bedroom 2

14'10" x 10'2" (4.52m x 3.1m)

Bathroom

11'8" x 6'5" (3.56m x 1.96m)

Bedroom 3

11'8" x 9'11" (3.56m x 3.02m)

Bedroom 1

14'10" x 10'5" (4.52m x 3.18m)

Inner Hall

3'5" x 2'10" (1.04m x 0.86m)

Garage

19' x 18' (5.8m x 5.49m)

Rear Hallway

8'9" x 8'2" max (2.67m x 2.5m max)
and 2'11" min.

Utility Room

8'6" x 4'3" (2.6m x 1.3m)

Appliances

Oven, hob, fridge, microwave, dishwasher, washing machine and tumble dryer.

OUTSIDE

The property is approached over a tarmac driveway providing parking for approximately 3 cars. Easily maintained lawns to the rear, side and front.

Services

Mains electricity and water. Cesspit drainage. Electric heating.

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