



## La Giffardiere

Albecq  
Castel

### SPACIOUS 3-4 BEDROOM HOME WITH LARGE GARDEN IN PRIME LOCATION

Located in the highly sought-after Albecq Headland area, this versatile home offers flexible living across two floors. The ground floor comprises a **shower room, lounge, bedroom, dining room** with patio doors leading to the garden, **kitchen, conservatory**, and a **single garage**. Upstairs features **two bedrooms**, including one which has been opened up to form a large double room (easily convertible back into two), and a family **bathroom**.

Externally, the property boasts a large, sunny private garden with mature shrubs and a greenhouse — ideal for gardening enthusiasts and outdoor entertaining. Ample parking and potential scope for extending – with the relevant permissions further enhances this superb coastal home.

### LOCAL MARKET SALE

**£895,000**

- 3/4 Bedrooms
- 2 Bathrooms
- Ample parking
- Single Garage
- Sought after location
- Large private sunny garden

- TRP: 189
- Perry's Ref: 13G1
- What3Words: help.boater.wider

 3/4  2  Ample

**CARRÉ**  
PROPERTY

Residential lettings, property management & select sales.

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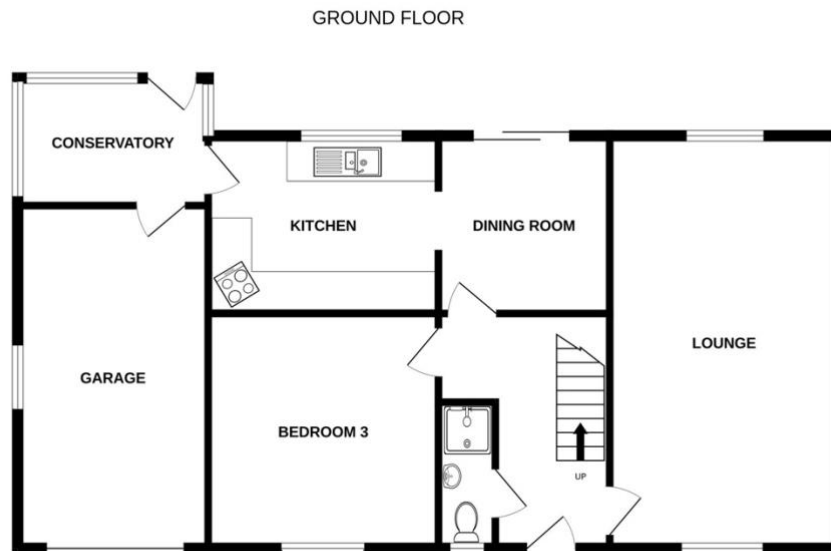
## Rooms:

### Ground Floor

Entrance Hall:	3.7 × 1.8 m (12'2" × 5'11")
Shower Room:	2.3 × 0.9 m (7'7" × 2'11")
Lounge:	6.5 × 3.6 m (21'4" × 11'10")
Bedroom 3:	3.6 × 3.3 m (11'10" × 10'10")
Dining Room:	2.9 × 2.7 m (9'6" × 8'10")
Kitchen:	3.6 × 3.1 m (11'10" × 10'2")
Conservatory:	3 × 2 m (9'10" × 6'7")
Garage:	5.4 × 3 m (17'9" × 9'10")

### First Floor

Bedroom 1:	5.25 × 3.63 m max (17'3" × 11'11")
Bathroom:	2.86 × 1.66 m (9'5" × 5'5")
Bedroom 2:	5.25 × 3.63 m max (17'3" × 11'11")





**SERVICES:** Mains electricity, water, drainage. Electric central heating and hot water.

**VIEWING:** By appointment through Carré Property Limited.

**APPLIANCES:** Bosch Fridge, Bosch Oven, Bosch Hob, De Dietrich Extractor.

**PLEASE NOTE:** These sales particulars are provided as a guide. They are not an offer of contract, nor part of one. You should not rely on the contents therein or on statements, in writing or by word of mouth, provided by us in respect of this property, its condition or its value. We have not undertaken a detailed survey, nor tested the services or specific fittings. Site measurements are given as a guide.

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**REGISTERED NUMBER:** 50986