



## Petit Ruau

Les Bas Courtils  
St Sampson

### CHARMING TERRACED COTTAGE WITH SEA VIEWS



This delightful granite cottage has recently been extended and refurbished to a high standard and is in a sought-after position on the east coast.

The accommodation comprises a lounge with woodburner, kitchen/diner, 4-piece bathroom, double bedroom with fitted robes and an attic room/study with lovely sea and island views. Externally, the property benefits from an enclosed private rear courtyard and a small paved front garden enjoying far-reaching views across the neighbouring islands.

### LOCAL MARKET SALE

## £490,000

- 1 Bedroom
- 1 Bathroom
- Attic room/Study
- Views across neighbouring Islands
- Private enclosed rear courtyard
  
- TRP: 100
- Perry's Ref: 10D2
- What3Words: period.wades.puzzles

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# CARRÉ

PROPERTY

Residential lettings, property management & select sales.

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**Interior photos coming soon...**

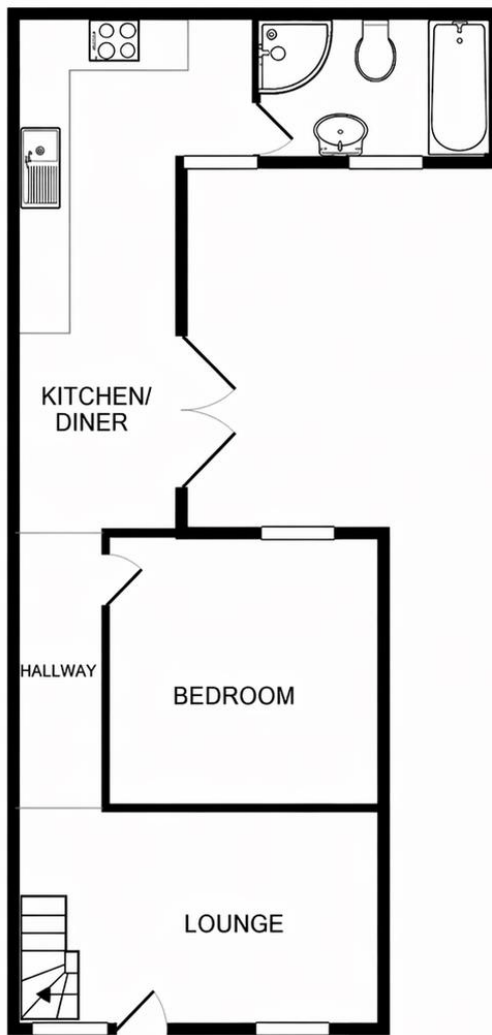
**Rooms:**

- Lounge:** 4.45m x 3.61m (14'7" x 11'10")
- Kitchen/Diner:** 6.25m x 2.36m (20'6" x 7'9")
- Bathroom:** 2.87m x 1.78m (9'5" x 5'10")
- Bedroom:** 3.35m x 3.28m (11' x 10'9")

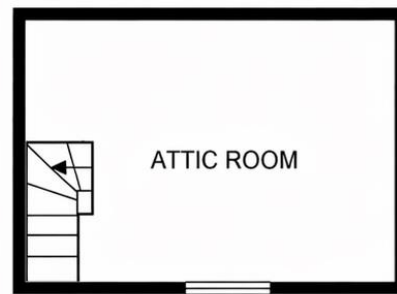
**First Floor:**

- Attic Room:** 3.23m x 2.77m (10'7" x 9'1")

GROUND FLOOR



FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**SERVICES:**

**Mains electricity, water, drainage. Electric central heating – underfloor heating in Kitchen/Diner & Bathroom.**

**VIEWING:**

By appointment through Carré Property Limited.

**APPLIANCES:**

Slimline Bosch dishwasher, AEG Oven, AEG ceramic hob, Zanussi fridge/freezer, Cuple microwave.

**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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