



## Courtil Lohiers

La Grande Lande  
St Saviours

**CARRÉ**  
PROPERTY

### DETACHED CHALET BUNGALOW WITH SUBSTANTIAL GROUNDS AND VINERY IN RURAL SETTING

A spacious detached Chalet Bungalow and large garage set within a generous plot approximately 2.2 acres (8712m<sup>2</sup>), including vinery of approximately 0.5 acres (1,983m<sup>2</sup>), enjoying a rural outlook with distant sea views.

The property is approached via a sweeping driveway with ample parking and sits within open grounds, offering a good degree of privacy and space. The vinery, which is served by a pumphouse, well and mains water presents potential for horticultural use or alternative redevelopment, subject to the necessary permissions.

Internally, the accommodation on the ground floor includes two reception rooms, kitchen and utility, hallway, lavatory, and a bedroom/study. Upstairs are three bedrooms and two bathrooms.

The property would benefit from modernisation but offers clear scope to create a well-balanced family home in an attractive setting.

### LOCAL MARKET SALE

**£1,375,000**

- Four bedroom detached Chalet Bungalow
- Two bathrooms
- Large garage
- Large garden and extensive grounds
- Vinery/greenhouses approx. 0.5 acres (1,983m<sup>2</sup>)
- Pumphouse and well
- Driveway with ample parking
- Rural outlook with distant sea views
- Scope to modernise
- Total area approx 2.2 acres (8,712m<sup>2</sup>)
  
- TRP: Domestic – 274 Total - 2411
- Perry's Ref: 22A2
- What3Words: twinning.exacted.reception











**Rooms:**

**Ground Floor**

- Entrance Hall:** 4.03m x 2.08m (13'3" x 6'10")
- Lounge:** 5.49m x 4.24m (18' x 13'11")
- Dining Room:** 4.24m x 3.64m (13'11" x 11'11")
- Kitchen:** 3.64m x 3.35m (11'11" x 11')
- Utility:** 3.2m x 3.01m (10'6" x 9'11")
- Bedroom 4:** 4.85m x 3.05m (15'11" x 10')
- Rear Porch:** 2.1m x 1.06m (6'11" x 3'6")
- WC:** 2.14m x 0.9m (7' x 2'11")

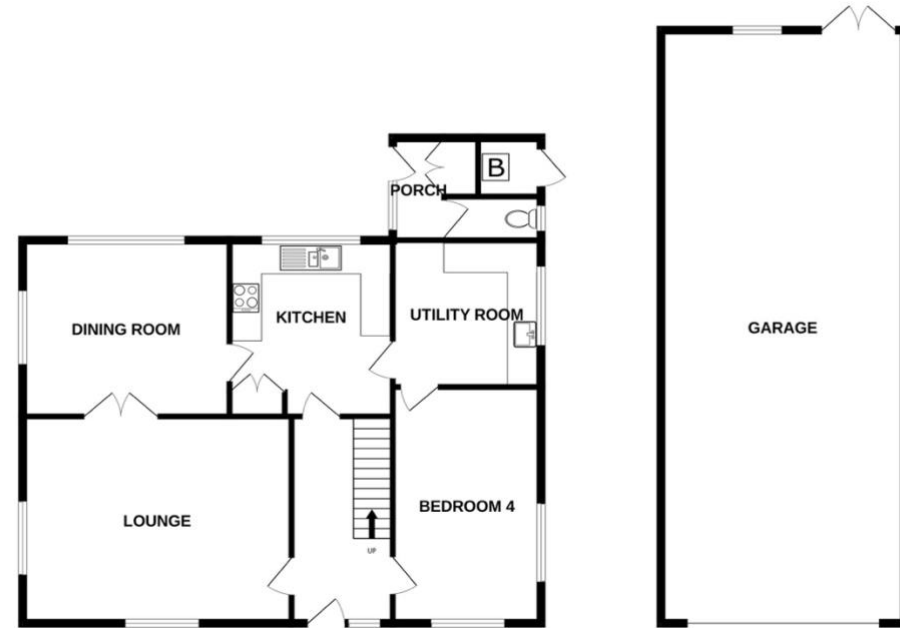
**First Floor**

- Bedroom 1:** 4.71m x 3.66m (15'5" x 12')
- Bedroom 2:** 5.24m x 3.03m (17'2" x 9'11")
- Bedroom 3:** 3.15m x 2.91m (10'4" x 9'7")
- Bathroom 1:** 1.91m x 1.89m (6'3" x 6'2")
- Bathroom 2:** 1.91m x 1.89m (6'3" x 6'2")

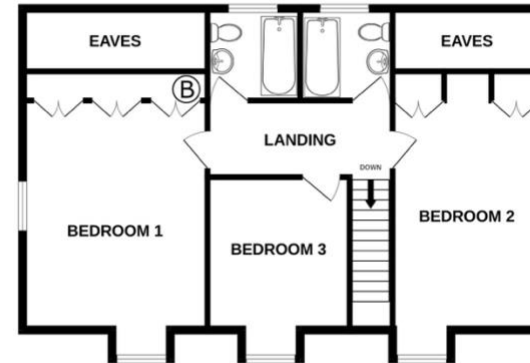
**Outside**

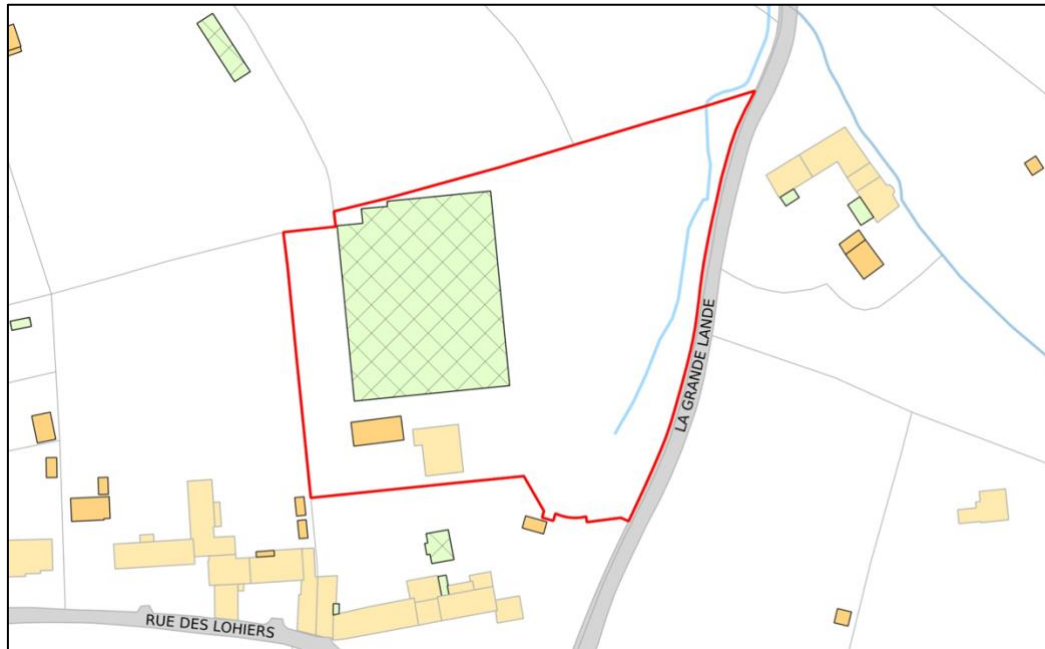
- Garage:** 12.17m x 5m (39'11" x 16'5")

GROUND FLOOR



1ST FLOOR





**SERVICES:** Mains electricity and water. Cesspit drainage. Oil fired central heating. Electric Immersion hot water cylinder.

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

**APPLIANCES:** Neff oven, Neff hob, Panasonic Combi Microwave Oven, Miele dishwasher, Bosch fridge/freezer, Miele washing machine, Miele tumble dryer.

**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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**Carré Property Limited**

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REGISTERED NUMBER: 50986