



## Le Petit Coin

Route Isabelle  
St Peter Port

### DETACHED BUNGALOW WITH SINGLE GARAGE PLUS EXTENSIVE WORKSHOP/STORE OFFERING REDEVELOPMENT POTENTIAL

Situated on the outskirts of St Peter Port, Le Petit Coin is a detached two-bedroom bungalow offering excellent potential for modernisation, extension or redevelopment, subject to the necessary permissions. The accommodation comprises an entrance hall, lounge, dining room, fitted kitchen, two bedrooms and a modern shower room. Externally, the property benefits from an enclosed courtyard-style garden and a substantial granite outbuilding providing approximately 950 sq ft of garage, workshop and storage space. Located within the Main Centre and Main Centre Outer areas of the Island Development Plan, the property presents a rare opportunity for purchasers seeking a project with significant future potential.

 2  1  Garage

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### LOCAL MARKET SALE

## £600,000

- Detached two-bedroom bungalow
- Two reception rooms
- Shower room
- Enclosed courtyard garden
- Approximately 950 sq ft of garage/workshop/storage space
- Development and redevelopment potential (subject to permissions)
- Convenient St Peter Port location
- Ideal renovation project
  
- TRP: 199
- Perry's Ref: 24D1
- What3Words: caused.curling.similarities

#### Residential lettings, property management & select sales.

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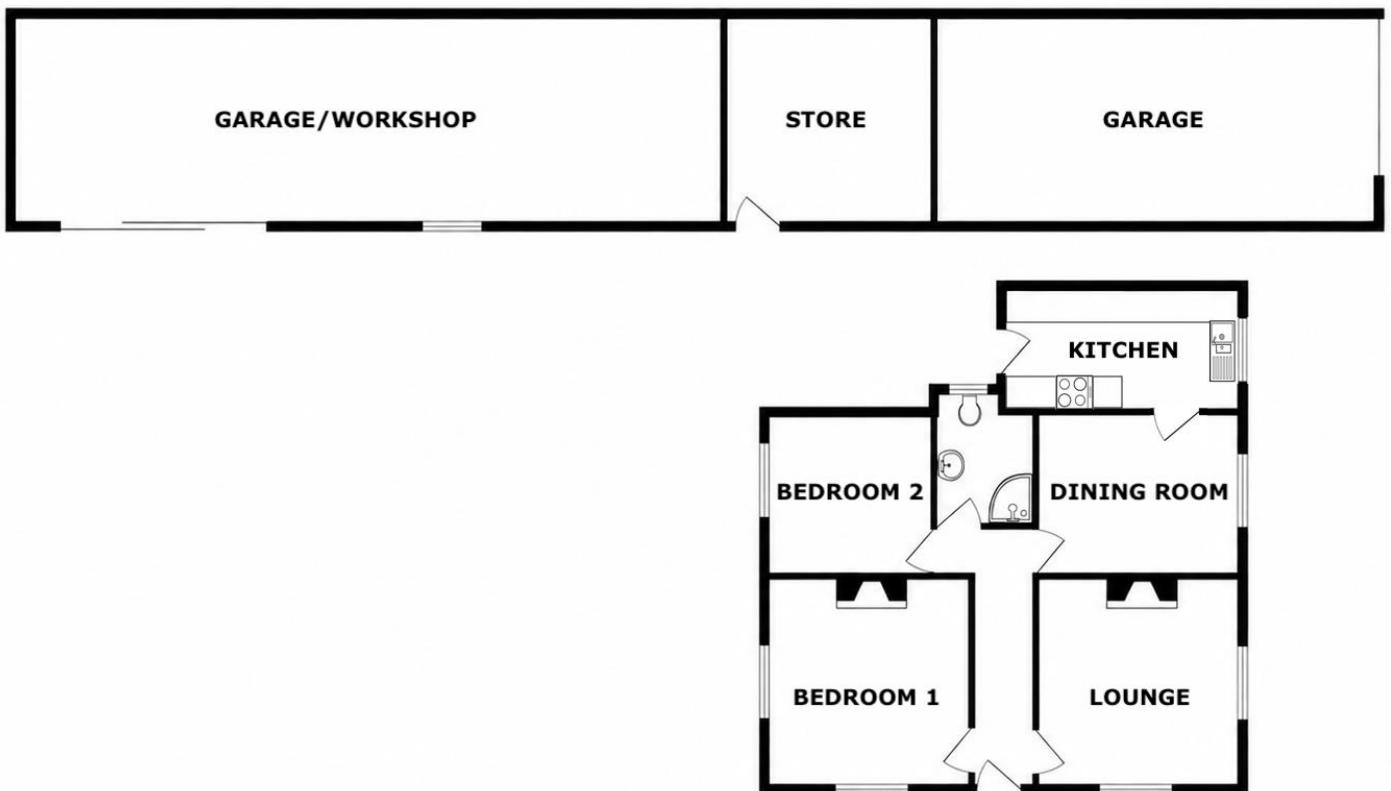
**Rooms:**

<b>Entrance Hall:</b>	4.6m x 1.12m (15'1" x 3'8")
<b>Lounge:</b>	3.65m x 3.57m (12' x 11'9")
<b>Dining Room:</b>	3.57m x 2.83m (11'9" x 9'3")
<b>Kitchen:</b>	4.05m x 2.18m (13'3" x 7'2")
<b>Bedroom 1:</b>	3.65m x 3.58m (12' x 11'9")
<b>Bedroom 2:</b>	2.95m x 2.8m (9'8" x 9'2")
<b>Shower Room:</b>	2.3m x 1.77m (7'7" x 5'10")

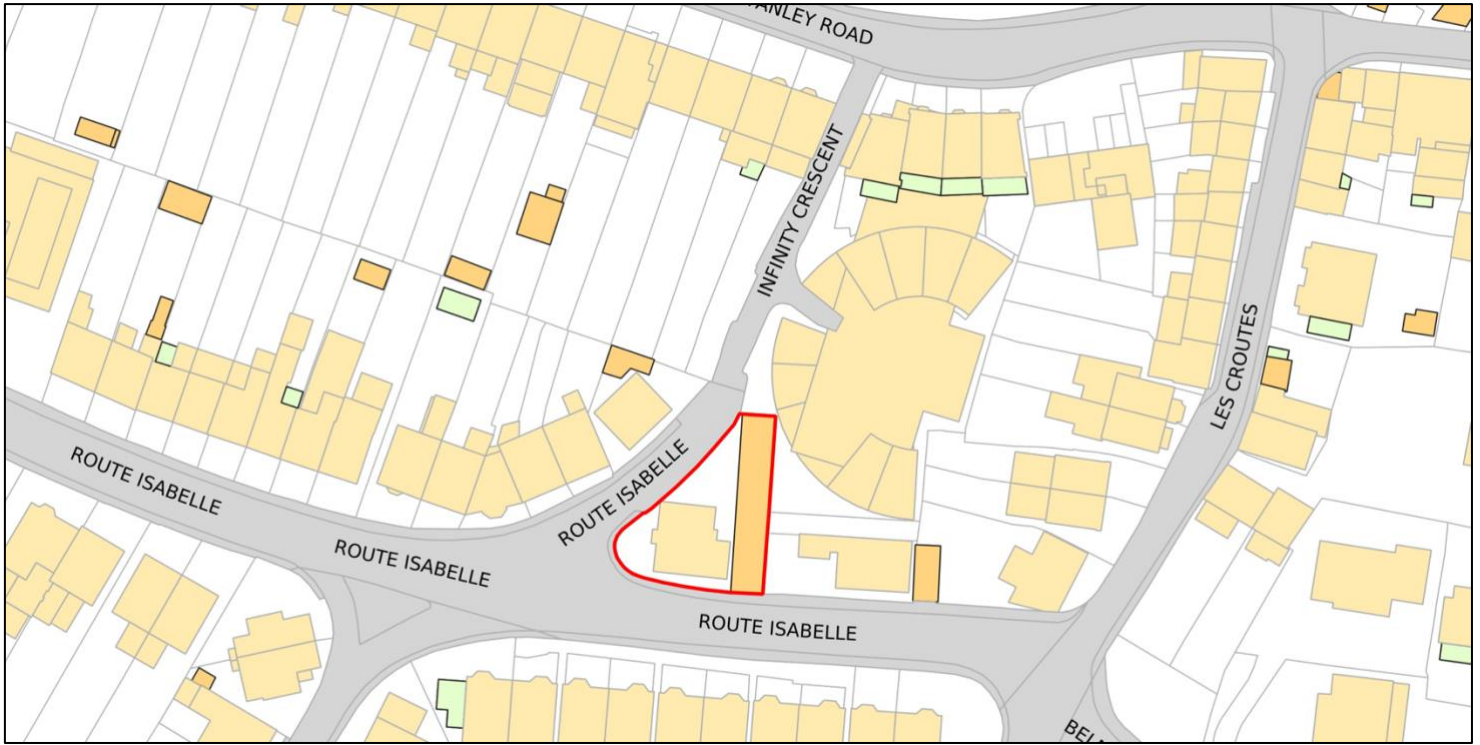
**Outbuildings:**

<b>Garage:</b>	7.75m x 3.6m (25'5" x 11'10")
<b>Store:</b>	3.72m x 3.65m (12'2" x 12')
<b>Garage/Workshop:</b>	12.37m x 3.8m (40'7" x 12'6")

GROUND 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. Gas fired central heating (new boiler).

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

**APPLIANCES:** Bosch slimline dishwasher, Hotpoint washing machine, Stoves gas hob, New World microwave, Stoves double oven, Extractor hood.

**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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