



## **1 Le Clos de la Bataille La Rue Du Boulivot, Grouville JE3 9DU**

Rf1646. On the market for the first time in 50 years, this incredibly spacious, detached bungalow occupies a substantial plot in a prime location with distant views over bordering fields towards Mont Orgeuil and the French coast beyond. In need of sympathetic modernisation in parts this superior, well maintained home offers flexible, well proportioned and spacious accommodation throughout. Currently utilised as a 3 bedroom home PLUS a recently modernised self contained studio apartment that is simply ideal for visiting family, teenagers or staff! Also benefitting from good sized, surrounding, mature gardens and patios that include a large swimming pool to the rear along with a detached double garage and ample further parking. Offering tremendous potential to create a truly amazing home with the possibility of extending or even adding a floor, subject to the necessary permissions being approved, this rarely found home is not to be missed! No onward chain. What3words location - mats.slid.gasping

- Views over Mont Orgeuil to the French coast
- Detached, substantial bungalow
- 3 bedrooms, 2 bathrooms plus a self contained studio apartment
- In need of sympathetic modernisation
- Double garage, ample parking, swimming pool
- A rare opportunity not to be missed!

**Reduced To £1,095,000**

# 1 Le Clos de la Bataille La Rue Du Boulivot, Grouville, JE3 9DU

## ENTRANCE PORCH

9'4 x 5'1 (2.84m x 1.55m)

## ENTRANCE HALL

## LOUNGE

18'11 x 17'7 (5.77m x 5.36m)

## DINING ROOM

14'2 x 10'7 (4.32m x 3.23m)

## KITCHEN

12'1 x 10'2 (3.68m x 3.10m)

## Inner Hall

## BEDROOM 1

13'10 x 7'10 (4.22m x 2.39m)

## EN-SUITE

10'2 x 9'1 (3.10m x 2.77m)

## BEDROOM 2

14'5 x 9'6 (4.39m x 2.90m)

## BEDROOM 3

12'1 x 9'1 (3.68m x 2.77m)

## HOUSE BATHROOM

11'5 x 7'1 (3.48m x 2.16m)

## Self contained studio apartment

## KITCHEN

8'1 x 7'8 (2.46m x 2.34m)

## OPEN PLAN LOUNGE / BEDROOM

11'8 x 10'11 (3.56m x 3.33m)

## EN-SUITE

6'7 x 5'9 (2.01m x 1.75m)

## OUTSIDE

A detached double garage with further parking for circa 4 cars.

Surrounding, well maintained, gardens mostly laid to lawn at the front and side. Paved to the rear that also includes a large swimming pool.

## SERVICES

All Mains

Full double glazed, apart from 1 window!







