



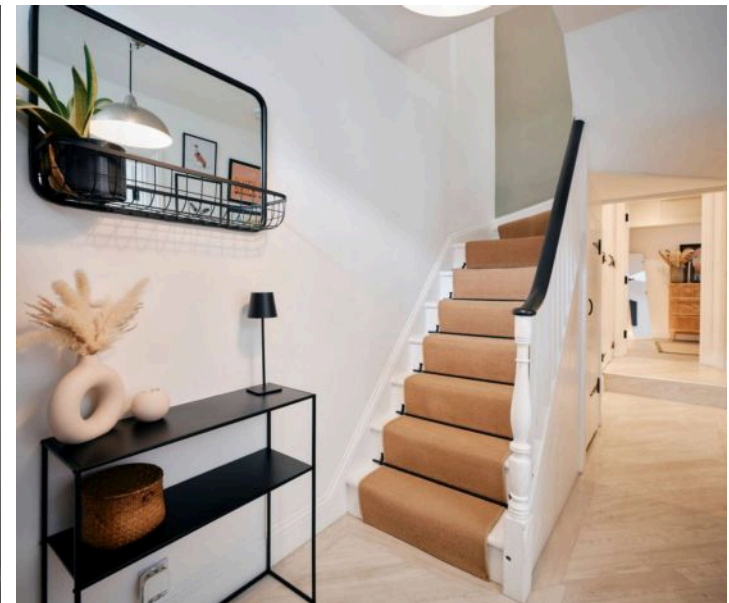
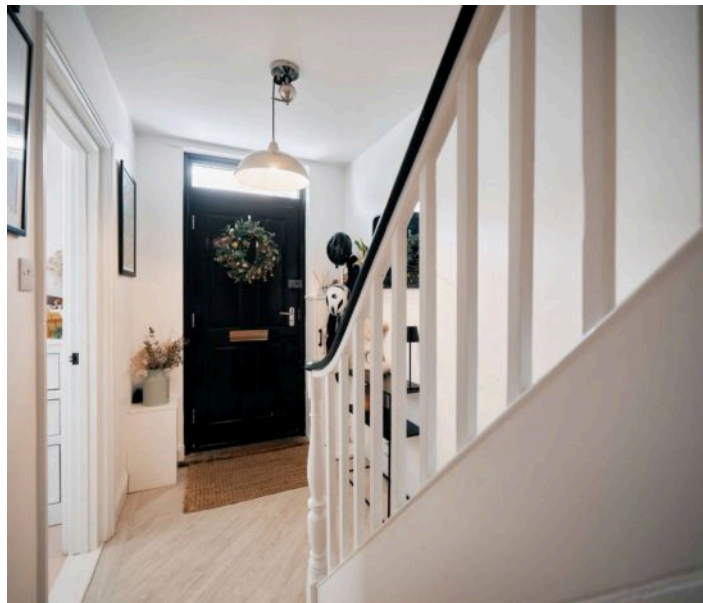
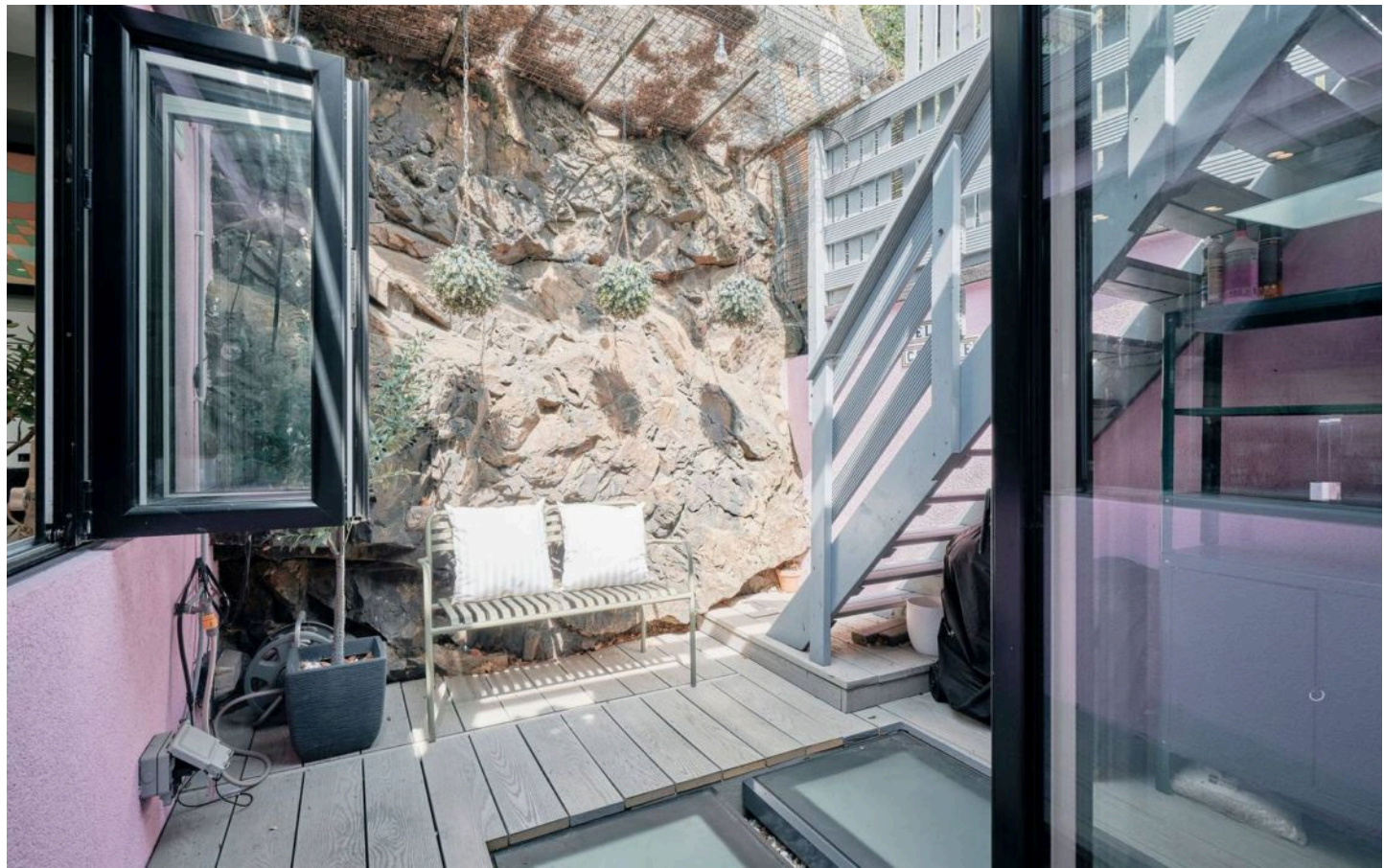
**Melba, Le Mont de Gouray, St.Martin**  
**Asking £670,000 SOLE AGENT**

**BROADLANDS**  
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## Melba Le Mont de Gouray St Martin

- Two bed cottage full of character
- Open plan living at its best
- A stones throw from Gorey Harbour
- Lower patio with exposed granite rockface
- Private roof terrace perfect for alfresco dining and relaxing with sweeping views over the bay
- Walk to Gorey's shops, restaurants and bars
- Long term parking available outside
- Regular bus route
- Sole agent
- WhatsApp Don 07829 917172 /  
don@broadlandsjersey.com or Andrew 07797 814422 /  
andrew@broadlandsjersey.com





## Melba Le Mont de Gouray St Martin

A delightful two double bedroom cottage set on the hillside leading to Gorey Harbour.

The cosy accommodation - set over three levels - starts with a welcoming entrance hall leading to both double bedrooms and the house bathroom. The layout is cleverly designed and oozes character, but just wait until you climb the stairs to the open plan living/dining/kitchen area, where you can't help but utter the immortal word "Wow!"

The room has a vaulted ceiling plus plenty of space for every day living and dining. The fully fitted kitchen has bifold windows opening on to the lower terrace, providing a lovely atmosphere particularly on warm days. From here another set of stairs take you to the upper suntrap terrace ideal for alfresco dining and relaxing with lovely views over the bay.

A selection of quality restaurants, bars and shops are two minutes' walk and The Royal Jersey Golf Club a little further. A regular bus route runs outside. Contact Broadlands the vendors sole agents to make your appointment to view.





### **Living**

Lovely open plan reception room cleverly arranged with areas for relaxing, dining and cooking. Two large windows to front provide plenty of natural light and the kitchen to the rear has bifold doors to a lower patio with feature rockface.

### **Sleeping**

Two good size double bedrooms and contemporary house bathroom.

### **Outside**

Two terraces to the rear providing quality outside space ideal for relaxing and alfresco dining. Free parking is available right outside the front door and a regular bus runs to town. Fancy an swim in the sea? Plenty of opportunities close by.

### **Services**

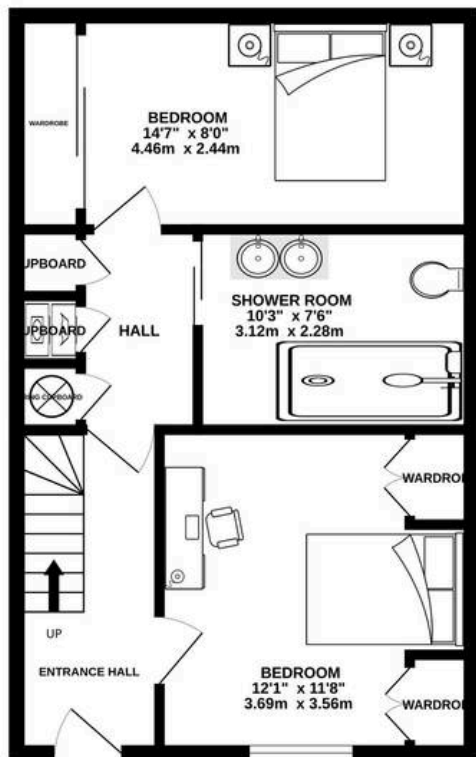
All mains (no gas). Fully double glazed. Electric heating.



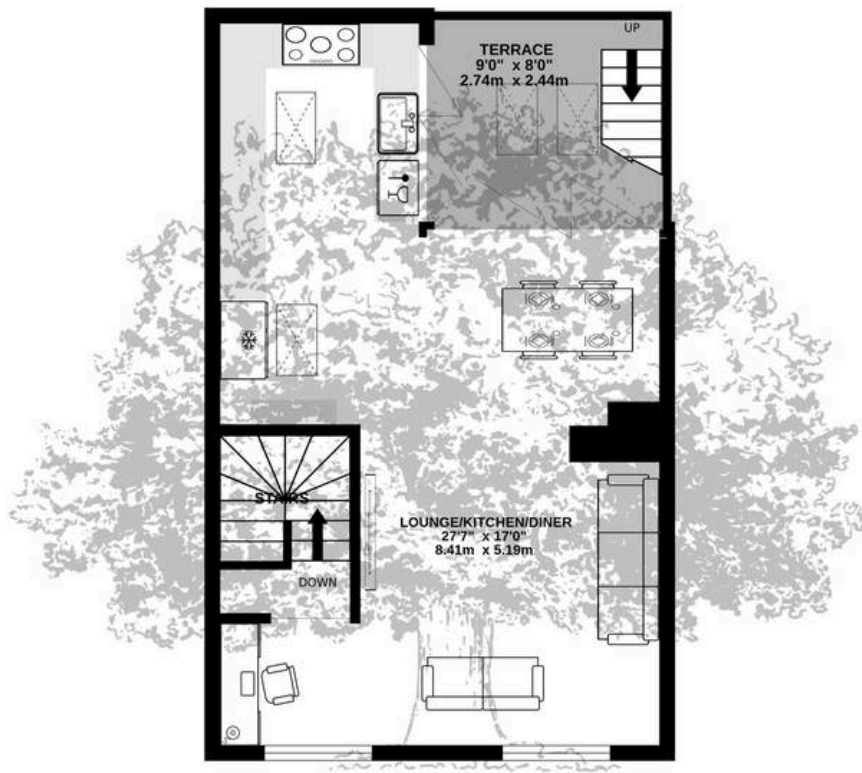




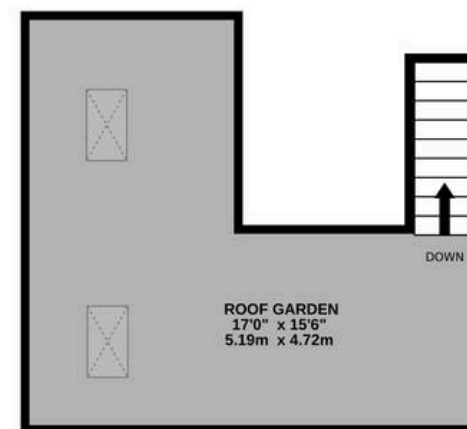
GROUND FLOOR  
520 sq.ft. (48.3 sq.m.) approx.



1ST FLOOR & TERRACE  
410 sq.ft. (38.1 sq.m.) approx.



ROOF TERRACE  
0 sq.ft. (0.0 sq.m.) approx.



TOTAL FLOOR AREA : 930 sq.ft. (86.4 sq.m.) approx.

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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## Broadlands

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