



**La Fontaine Cottage La Rue Du Champ, Grouville**  
**£795,000**

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# La Fontaine Cottage La Rue Du Champ

Grouville, Jersey

- Beautiful, detached cottage in peaceful location
- 3 bedrooms, 2 bathrooms
- Large living room, separate lounge and conservatory
- Safe, secure and sunny garden.
- In need of light renovation
- Parking for 2/3 cars
- Sole agent
- Contact [harry@broadlandsjersey](mailto:harry@broadlandsjersey) for more information



# La Fontaine Cottage La Rue Du Champ

Grouville, Jersey

A stunning detached cottage nestled in a serene setting. This charming home has three bedrooms and two bathrooms. Inside, you will find a spacious living room, a separate lounge, and a bright conservatory that invites natural light into the interior. The safe and secure garden provides a sunny retreat, perfect for outdoor activities or quiet moments enjoying the fresh air.

Convenient parking for 2/3 vehicles ensures ease of access for residents and guests alike. In need of light touch renovation that can be done over time. Don't miss this opportunity to make this beautiful cottage your own.



**Living**

Plenty of space. The cottage has a fully equipped kitchen with space for a dining table, a large living room and conservatory.

**Sleeping**

3 double bedrooms with 2 bathrooms. One bedroom is downstairs and this has an en suite.

**Outside**

Lovely raised garden that gets all day sun. Safe and secure.

**Parking**

Parking for 2/3 cars.

**Services**

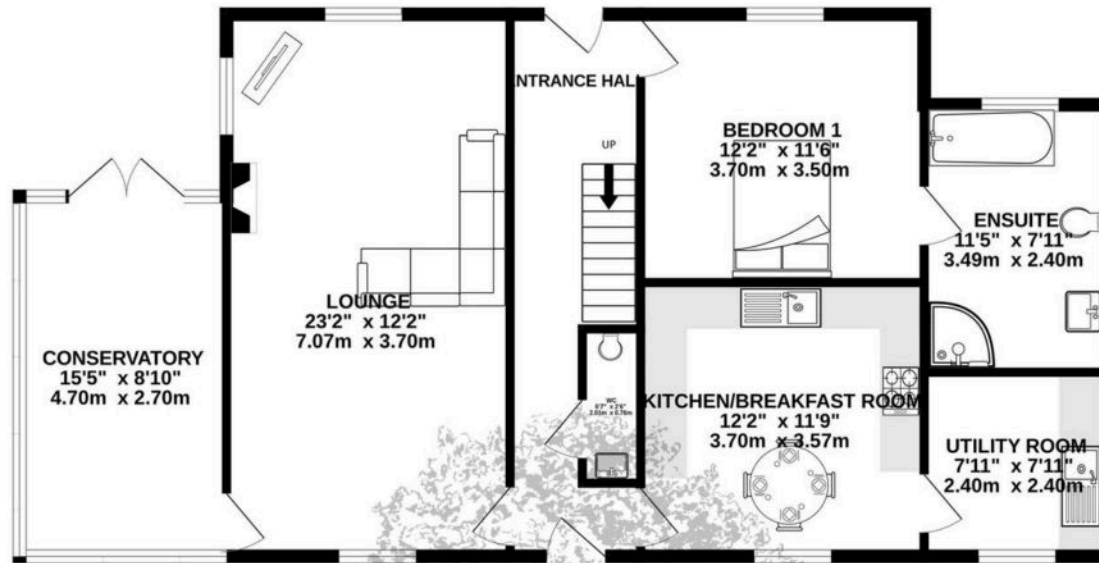
Mains water and drains. Oil Fired Central Heating.



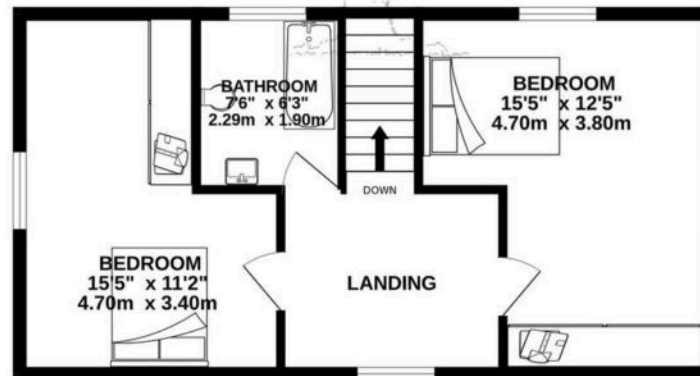




GROUND FLOOR  
978 sq.ft. (90.9 sq.m.) approx.



1ST FLOOR  
455 sq.ft. (42.3 sq.m.) approx.



TOTAL FLOOR AREA: 1433 sq.ft. (133.2 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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