



Pied Du Cotil, La Rigondaine, Grouville
Asking £1,500,000

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Pied Du Cotil, La Rigondaine, Grouville

- Beautiful family home with direct access to Queen's Valley
- Captivating bespoke kitchen/family room with double doors to garden
- Totally renovated inside and out
- Very energy efficient
- Peaceful rural setting
- Three double bedrooms
- Two bathrooms (one ensuite)
- Enclosed garden
- Long private driveway
- Parking for five plus cars
- Sole agent
- Whatsapp Andrew 07797 814422 /
andrew@broadlandsjersey.com or Don 07829 917172 /
don@broadlandsjersey.com



Pied Du Cotil La Rigondaine

One of the great things about being the Island's leading estate agency is we get to sell some really cool properties - this is certainly one of them!

A magnificent detached house that has been totally renovated from top to bottom both inside and out with no expense spared. The result is an extremely well finished three double bed, two bath family home accessed via a long private drive in rural Grouville.

The hub of the house is a magnificent bespoke kitchen/family room with plenty of space for entertaining and homework plus double doors to the enclosed, rear garden. A second garden to the front means you can follow the sun as it travels east to west.

Every room is finished to a very high standard with features including porcelain flooring, quality carpets, underfloor heating, new plumbing and wiring.

The upgrade paid attention to every detail including but not limited to - new windows, wood burning stove, air source heat pump, gutters, electrics, soffits. façade works, roof and insulation.

There's plenty of parking to the front and a gate takes you directly from the property to Queens Valley and the picturesque walks close by. Contact Broadlands the vendors sole agents to book your appointment of this immaculate walk-in modern property.





Living

Living room with wood burner and double doors to front. Bespoke kitchen/family room with high and low level units and integrated Miele appliances including twin ovens, hob, extractor, American style Samsung fridge/freezer, twin dishwashers, microwave, wine fridge and Quooker instant hot water tap system. Good size area for family table and chairs or den. Cloakroom/utility with integrated washing and drying machines, storage, W.C and basin.

Sleeping

Main bedroom suite comprising double bedroom with double doors to 14ft balcony, ensuite / wet room with large walk-in shower and large dressing room. Two further double bedrooms both with fitted wardrobes. House bathroom with three piece suite.

Outside

Rear garden mostly laid to lawn with decked barbecue area, shed and wood store. Further raised garden to front. Parking for plenty of vehicles with five sitting comfortably in front of the house.

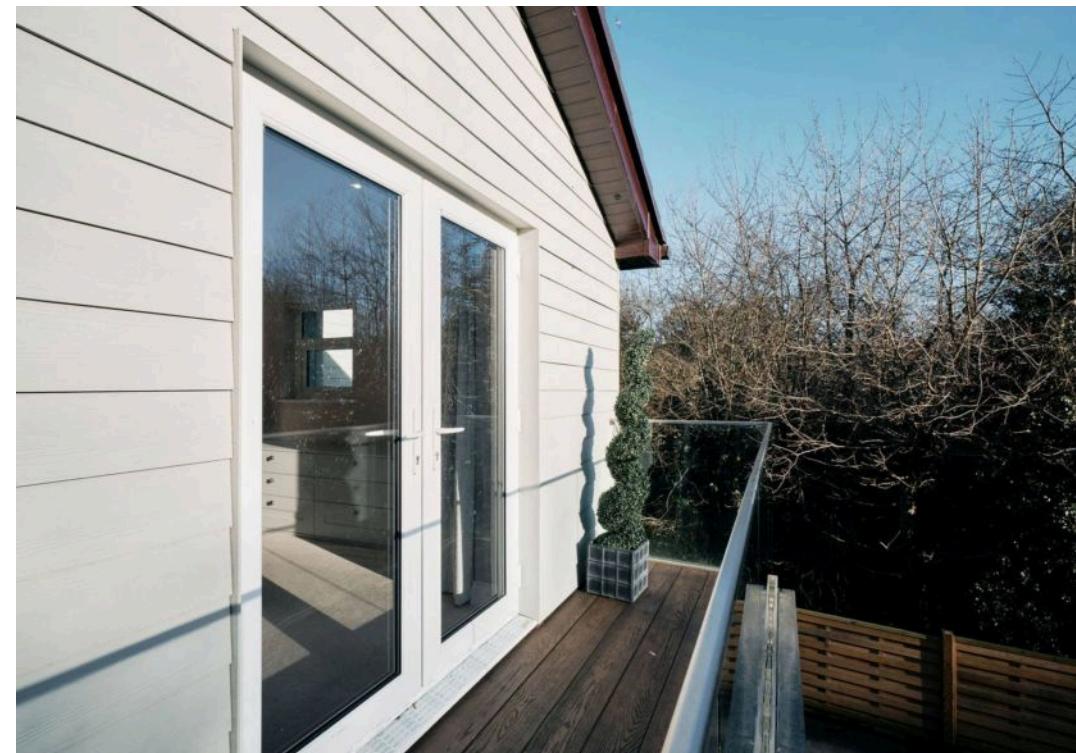
Services

New air source heat pump. Mains water. Septic tank emptied twice yearly. No gas.

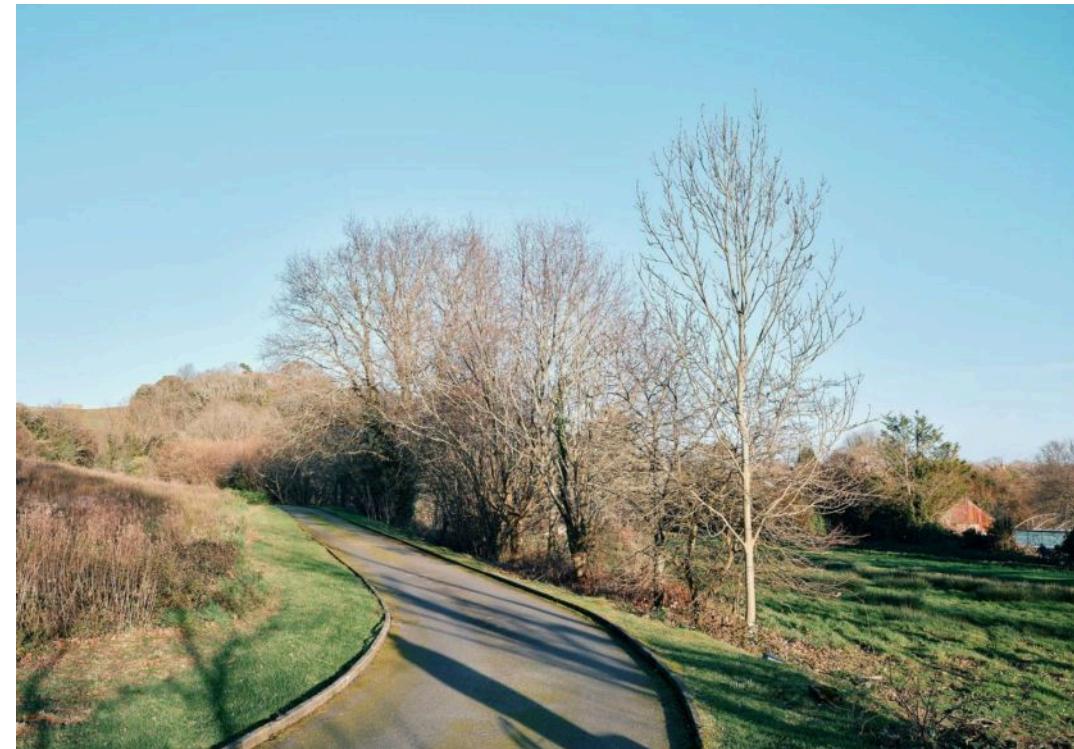
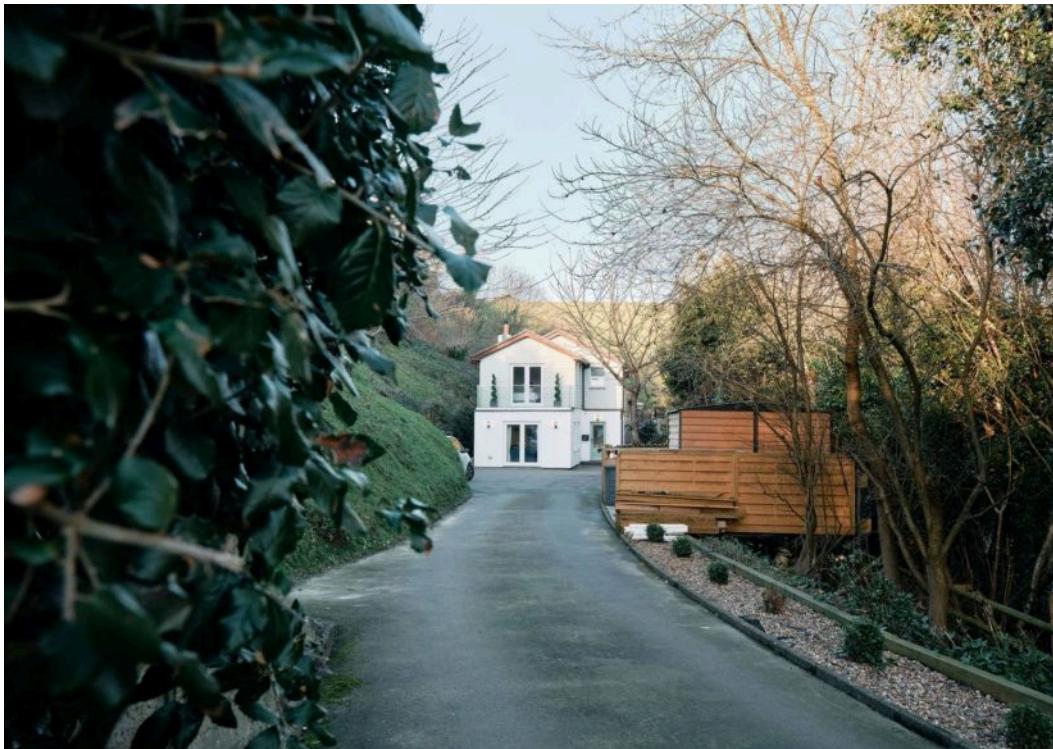
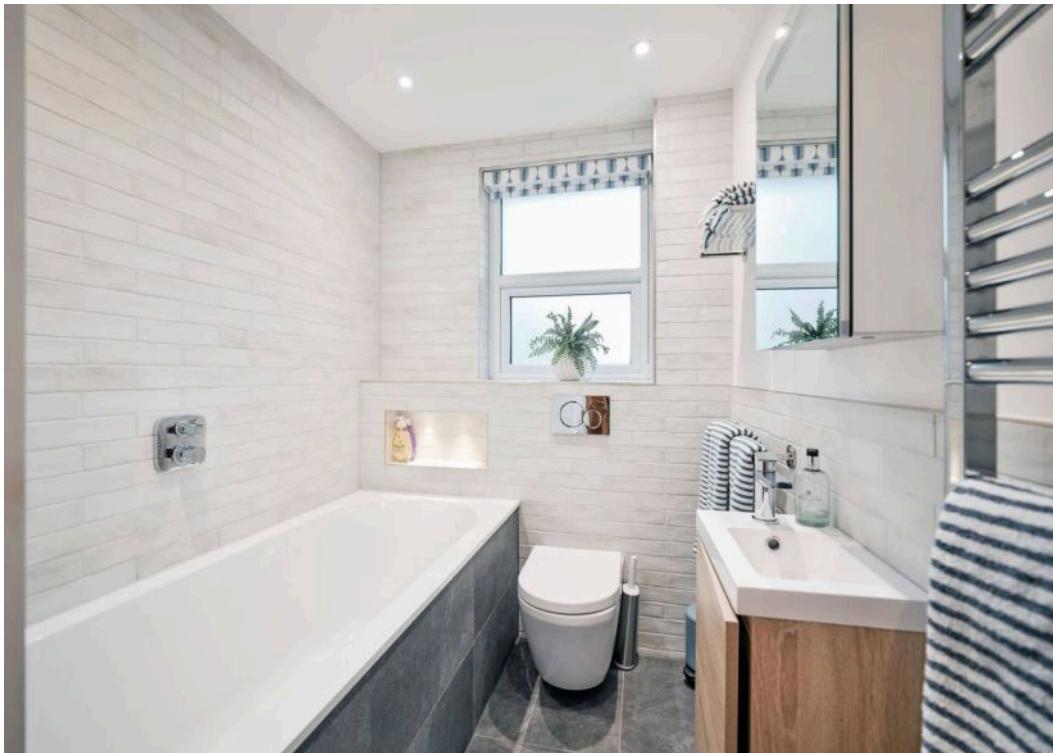
Education

The house is in the catchment area for Grouville primary and Le Rocquier secondary schools.









GROUND FLOOR
940 sq.ft. (87.3 sq.m.) approx.



1ST FLOOR
950 sq.ft. (88.3 sq.m.) approx.



TOTAL FLOOR AREA : 1890 sq.ft. (175.6 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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