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CHRISTIE'S
INTERNATIONAL REAL ESTATE

Petit Four, La Rue de la Blanche Pierre

£1,600,000

Occupying an elevated position with breathtaking panoramic views over St Aubin's Bay, this substantial detached residence at Petit Four offers a unique opportunity to create a bespoke contemporary family home.

Extending to approximately 3,700 sq ft, the property is ideally situated between St Aubin and Beaumont, providing easy access to the beach, local amenities, and excellent transport links. Its elevated aspect ensures sweeping views across the bay from many rooms, creating a spectacular backdrop throughout the home.

The main residence offers generous and versatile accommodation across its two reception rooms, designed to maximise the coastal outlook. Large picture windows draw in natural light, enhancing the sense of space and openness. The property currently features six bedrooms and three bathrooms, providing ample space for comfortable living.

A significant highlight is the self-contained two-bedroom apartment located above the double garage. This versatile space is perfect for multi-generational living, accommodating visiting guests, or providing a potential rental income stream.

Externally, the property benefits from extensive outside space, including a garden, balcony, patio, and a substantial roof terrace. The roof terrace, with its uninterrupted views across St Aubin's Bay, presents an exciting opportunity to create an impressive outdoor entertaining area, subject to the necessary permissions. The mature, well-established gardens feature a variety of planting, productive fruit and vegetable areas, and multiple terraces positioned to enjoy sunshine at different times of the day, all contributing to a private and peaceful environment.

Parking is exceptionally good, with off-street parking, a double garage, and a spacious driveway providing ample space for multiple vehicles. The property is equipped with oil heating, and connected to mains electricity and water supplies.

Having remained in the same family ownership for decades, this is a rare chance to acquire a home with outstanding potential in an exceptional location. Whether you envision a sympathetic upgrade or a complete transformation, Petit Four offers an exciting canvas for your dream home.





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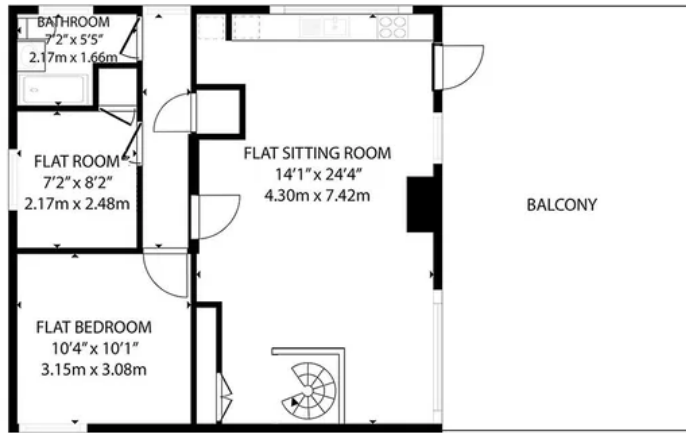
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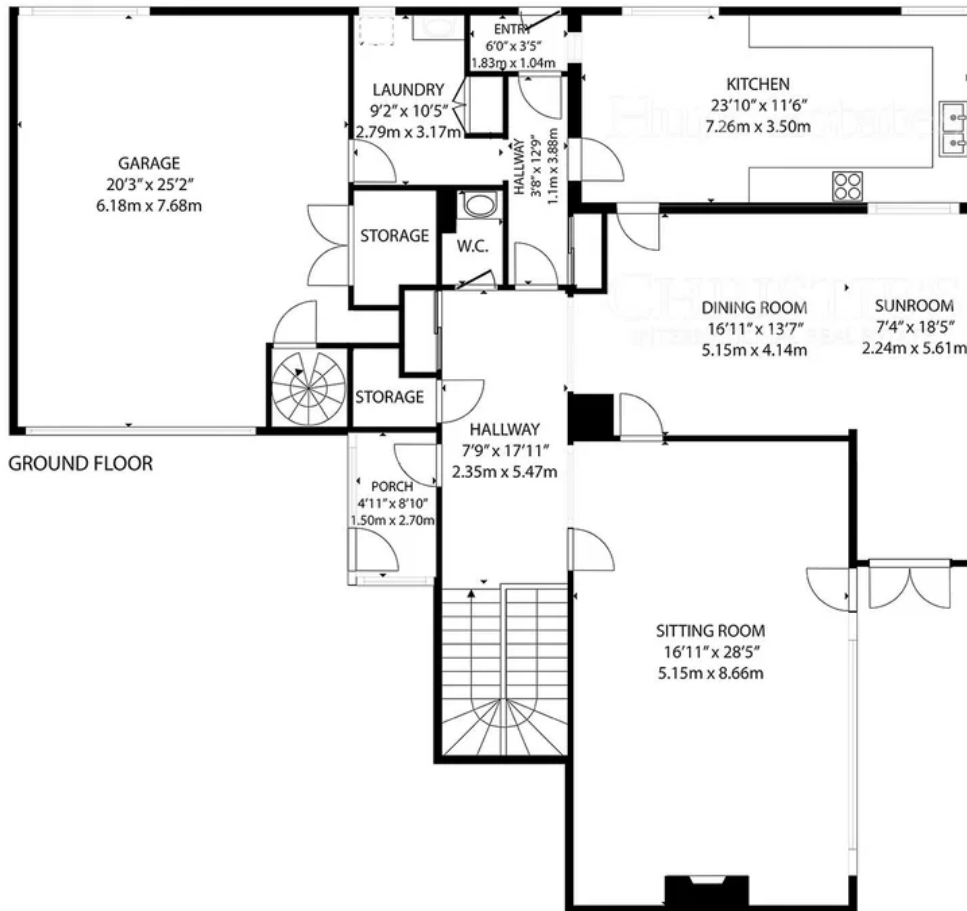


FIRST FLOOR

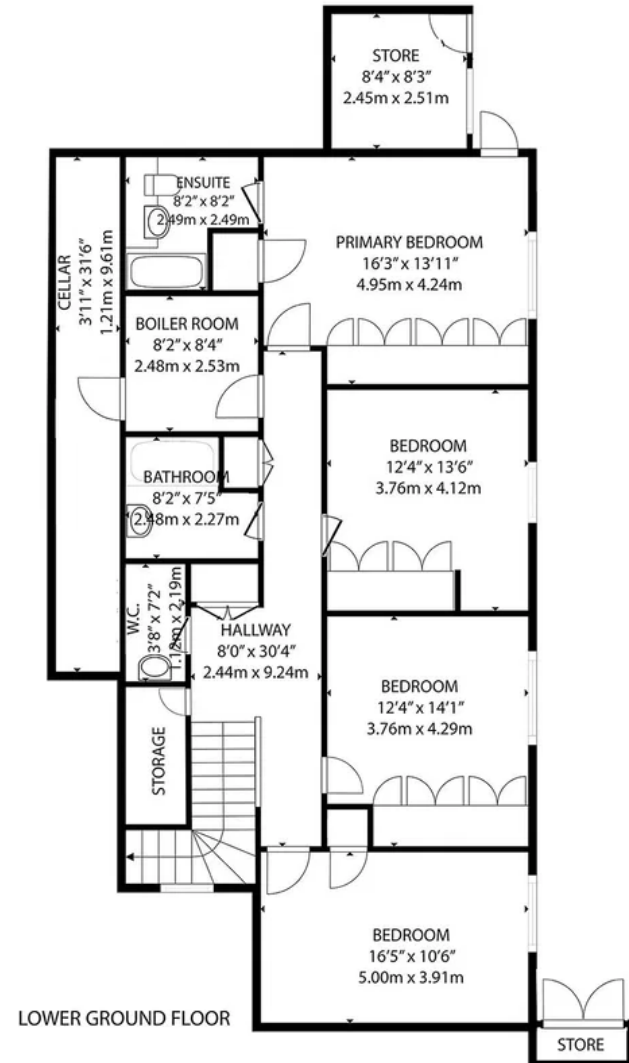
GROSS INTERNAL AREA
 LOWER GROUND FLOOR: 1266 sq. ft, 117.6 m2, GROUND FLOOR: 1422 sq. ft, 132.1 m2
 FIRST FLOOR: 545 sq. ft, 50.6 m2
 TOTAL: 3233 sq. ft, 300.3 m2

EXCLUDED AREAS: GARAGE: 510 sq. ft, 47.3 m2
 STORES: 85 sq. ft, 7.8 m2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



GROUND FLOOR



LOWER GROUND FLOOR

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