



Hunt Estates

CHRISTIE'S
INTERNATIONAL REAL ESTATE

31 La Ville Vautier, St Ouen
£699,000

Situated in the popular parish of St Ouen, this three-bedroom home offers an excellent opportunity for first-time buyers looking to enjoy a quieter way of life away from St Helier. Ideally positioned close to Les Landes Primary School, the racecourse and Jersey's spectacular north and west coasts, the property is also just a short drive from St Ouen's Village and its local amenities.

The ground floor comprises a welcoming entrance hall, a fully fitted kitchen with double doors opening directly onto the rear garden, and an open plan flow through to the lounge, which also benefits from doors leading outside. A convenient cloakroom completes the ground floor.

On the first floor, there are three bedrooms and a house bathroom. The property also offers exciting potential within the loft, with scope to create a fourth bedroom and ensuite, subject to the necessary planning permissions.

Externally, the home benefits from a generous rear garden, providing plenty of space for children to play, outdoor dining and entertaining. There is also a single garage, currently utilised as a home gym.

Reserved for First-Time Buyers, this represents an affordable opportunity to secure a family home in one of Jersey's most desirable western parishes. With beaches, coastal paths and countryside on the doorstep, alongside convenient access to the local school and village, it offers an excellent balance of family life and the St Ouen lifestyle.

Please contact us today for further information or to arrange a viewing.

INFORMATION

Mains water and mains water

Electric heating

Double glazed

Parish rates for 2025 were £501.12 and £64.50pq to Brunel Management

Freehold and Entitled/Licensed





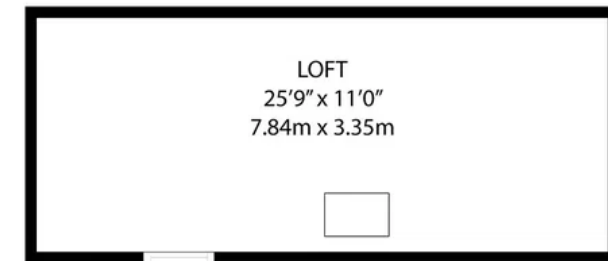




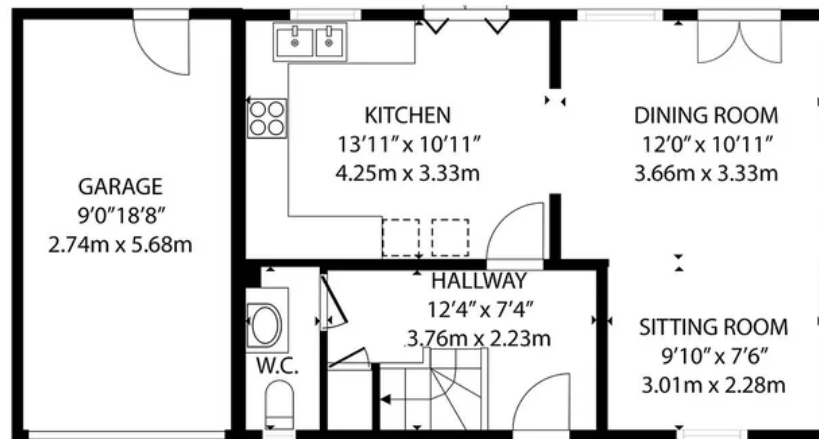


GROSS INTERNAL AREA
GROUND FLOOR: 641 sq. ft, 59.5 m2, FIRST FLOOR: 628 sq. ft, 58,3 m2
LOFT: 283 sq. ft, 26.2 m2
TOTAL: 1552 sq. ft, 144.1 m2

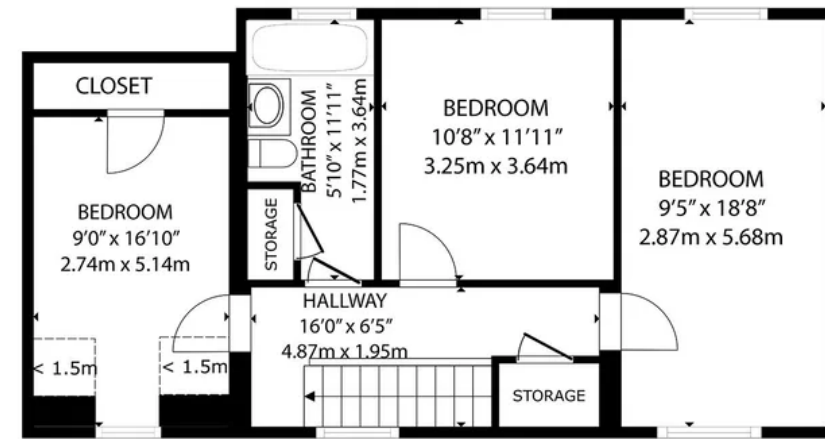
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



LOFT



GROUND FLOOR



FIRST FLOOR

As the selected exclusive affiliate of Christie's International Real Estate in Jersey, Channel Islands, Hunt Estates combines local expertise with global reach via Christie's affiliation to the most famous real estate companies in the world.

An invitation-only affiliate network, Christie's International Real Estate selected Hunt Estates in 2020 to represent the famous Christie's brand in the sphere of luxury real estate in Jersey.

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