



# La Paloterie

ST SAVIOUR





## La Paloterie

ST SAVIOUR

### TYPE

 **House**

### BEDROOMS

 **3**

### BATHROOMS

 **1**

### RECEPTIONS

 **2**

### PARKING

 **3**

### Book a viewing

01534 879787

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slomans.co.uk

FOR SALE

**£860,000**

## About this Property

\*\*\* PRICE REDUCED \*\*\*

This attractive granite cottage has been lovingly maintained over the years and is set in a peaceful private enclave at the end of a quiet lane, within a traffic-free courtyard. The property enjoys a truly idyllic location, offering both privacy and convenience, with a single garage adjacent and additional overflow parking available for the whole development.

Inside, the cosy lounge features exposed beams and a central, functional fireplace, creating a warm and inviting atmosphere. The kitchen, fitted with an Aga and a handy pantry, flows seamlessly into an exceptionally large conservatory at the rear of the house. This bright and airy space opens directly onto a patio and the beautifully maintained, mature terraced gardens. Beyond the conservatory, you'll find a useful utility area and a ground floor cloakroom. Cont'd....

- ✓ Exceptional cottage
- ✓ Filled with charm
- ✓ Wonderful garden
- ✓ Garage and parking
- ✓ Conservatory
- ✓ Idyllic location
- ✓ Countryside views

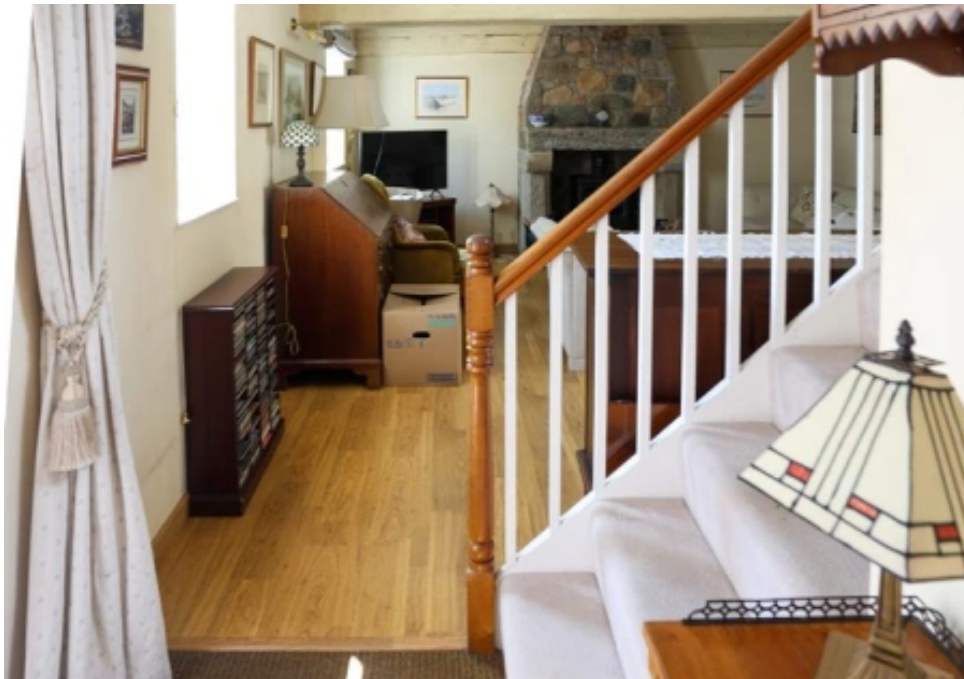










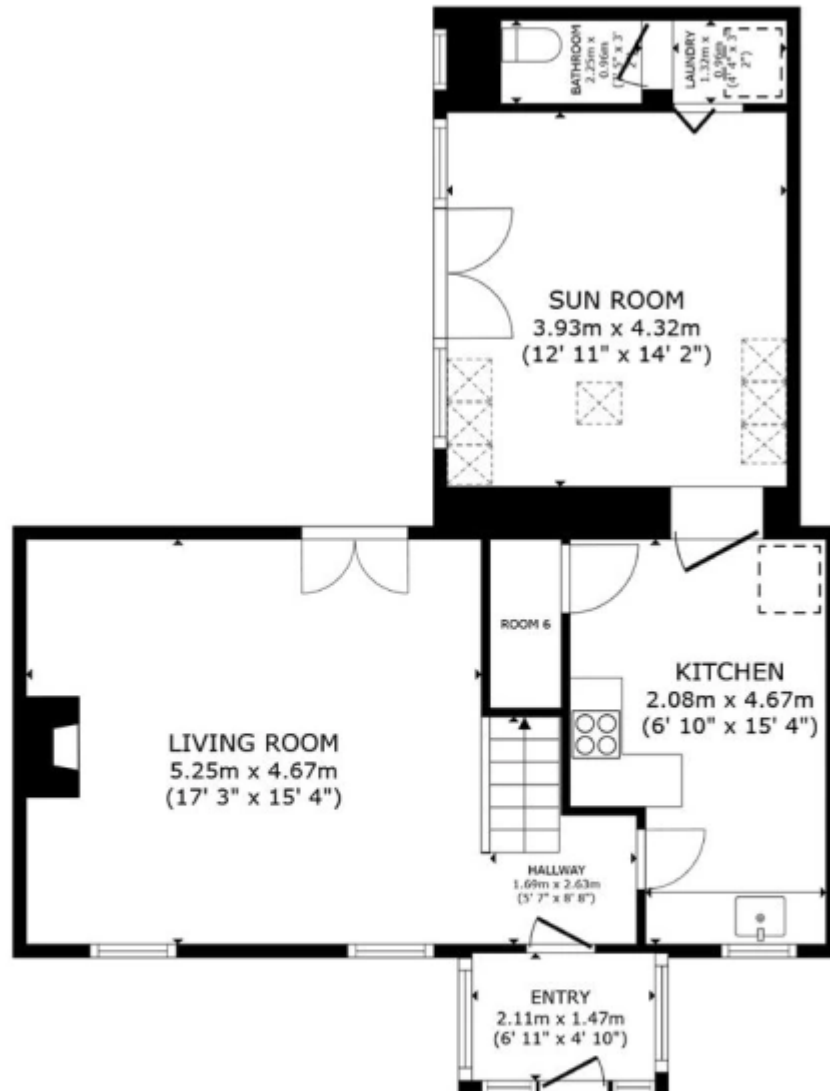




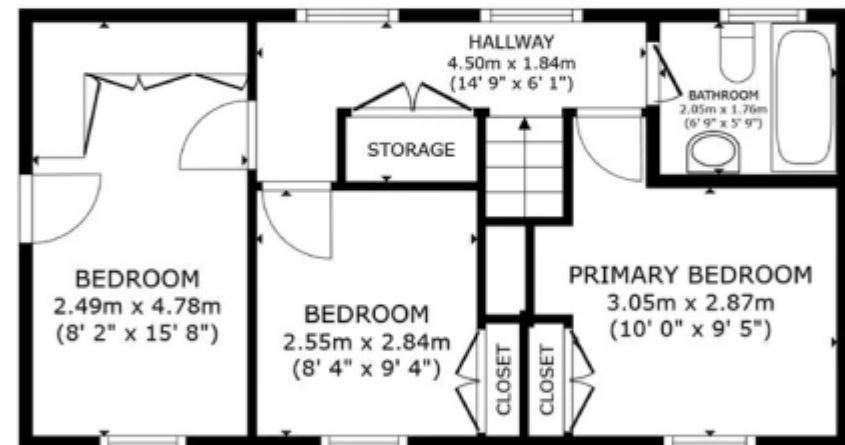








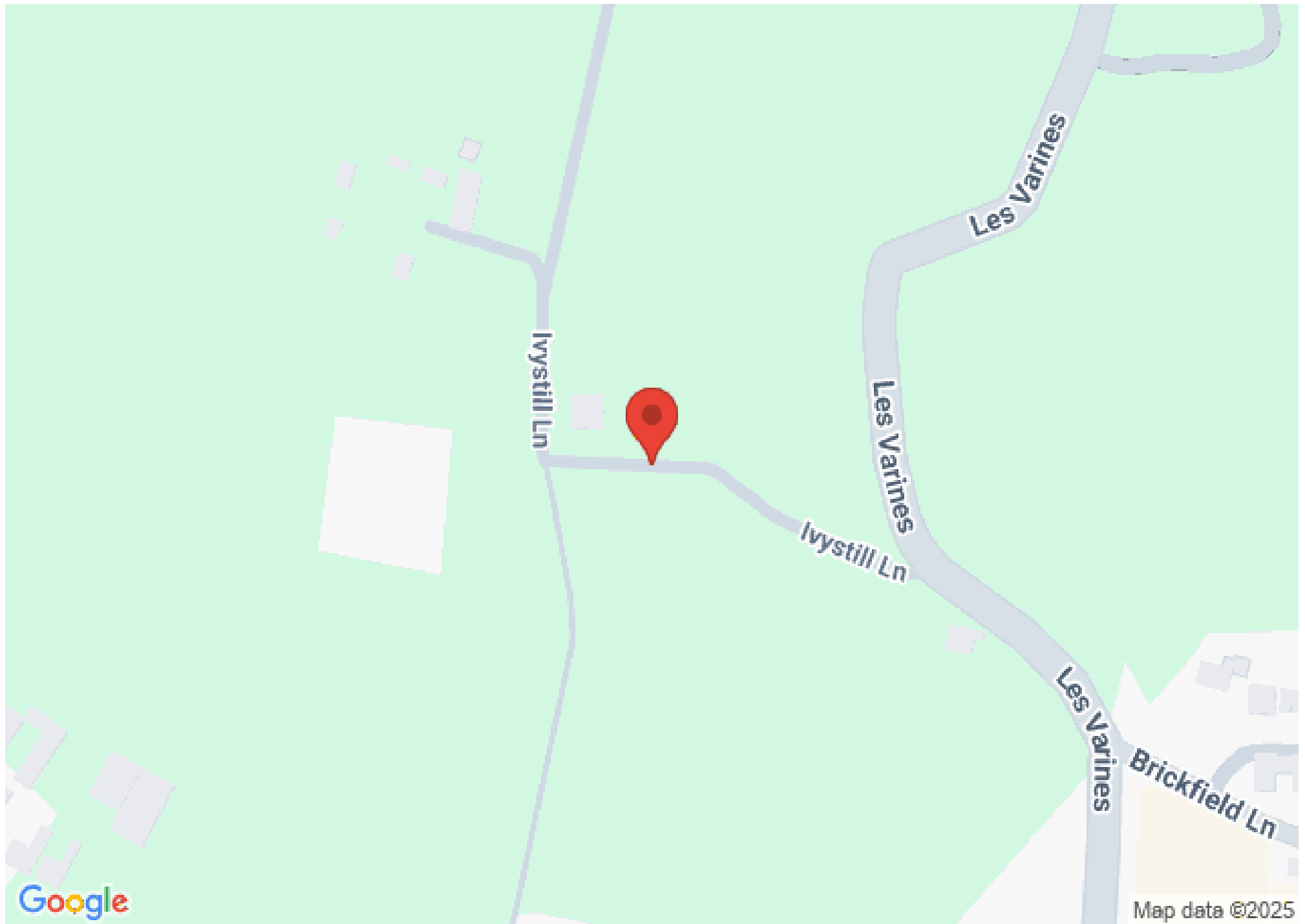
FLOOR 1



FLOOR 2

GROSS INTERNAL AREA  
 FLOOR 1 70.0 m<sup>2</sup> (753 sq.ft.) FLOOR 2 44.4 m<sup>2</sup> (478 sq.ft.)  
 TOTAL : 114.4 m<sup>2</sup> (1,231 sq.ft.)  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.









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## Book a viewing

**Contact us directly to schedule your viewing**

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**Anti Money Laundering Regulation:** Once an offer is accepted and negotiations for the purchase of a property are entered into, the prospective purchasers will be asked to produce photographic identification (passport or driving licence) and proof of residency documentation eg, a current utility bill together with confirmation of source of funds. This is in order for us to comply with the current Money Laundering Legislation