



### **Richelieu Cottage Plat Douet Road, St. Saviour, Jersey, JE2 7PN**

This beautifully presented two-bedroom modern cottage is ideally located in and offers a perfect blend of charm and contemporary living with stylish interiors, a generous sized sunny garden, and one private parking space – all just a short stroll from town and local amenities.

Upon entry, you are welcomed into a bright and airy open-plan kitchen and dining area, flooded with natural light. The modern kitchen is fitted with fully integrated appliances and a separate utility providing added convenience.

The ground floor also benefits from a contemporary house bathroom and separate living room and upstairs there are two spacious double bedrooms with ample room for additional storage.

**Asking Price £485,000**

Key Features include:

- Two double bedrooms
- Bright, open-plan kitchen/dining area
- Modern fully-fitted kitchen with integrated appliances
- Separate utility room
- Spacious living room
- Contemporary house bathroom
- Large low-maintenance front garden
- Ideal for summer entertaining
- Off-road parking

This charming home is a must-see for first-time buyers, downsizers, or investors seeking a turnkey property in a convenient location.

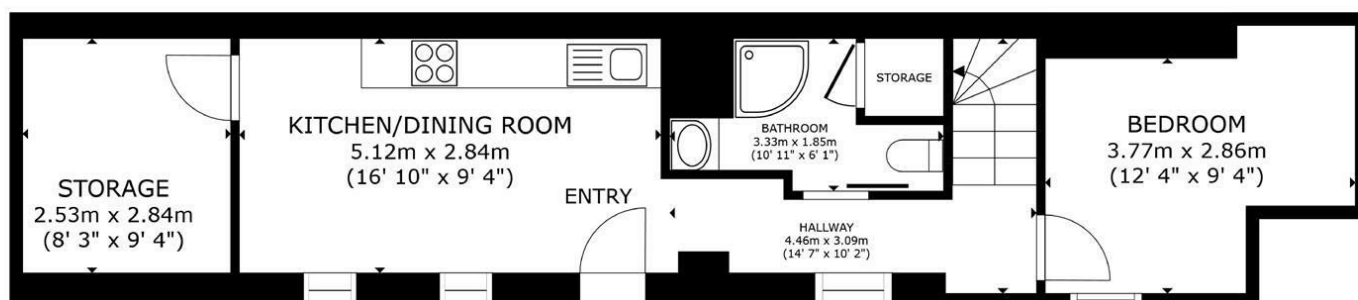
## **VIEWING**

Please call Slomans, Sole Agents on 87 97 87. Please note that all areas and measurements given in these particulars are approximate and rounded. The text, photographs and floor plans are for general guidance only.

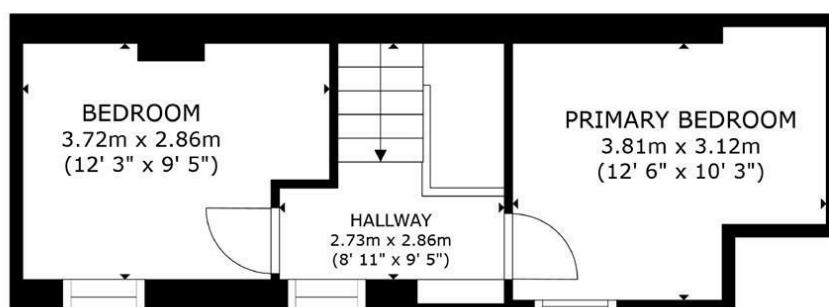
## **ANTI MONEY LAUNDERING REGULATION**

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





FLOOR 1



FLOOR 2

GROSS INTERNAL AREA  
 FLOOR 1 45.5 m<sup>2</sup> (490 sq.ft.) FLOOR 2 28.0 m<sup>2</sup> (301 sq.ft.)  
 TOTAL : 73.5 m<sup>2</sup> (791 sq.ft.)  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

