



## La Ville Vautier, St Ouen

St. Ouen

# £725,000

Welcome to this charming 4 bedroom house in St Ouen. Inside, you'll be greeted by a really good sized kitchen/diner which flows out into a conservatory. With this, is a garden allowing you to enjoy the sun outside in the summer. All the bedrooms are doubles, and the living space is great! Parking will never be a problem with a double tandem garage and parking outside. The ambiance of the property is very peaceful situated in the heart of St Ouen with the beach just a stones throw away.

Telephone: 01534 730 341

Email: [sales@gaudin.je](mailto:sales@gaudin.je)

22 Hill Street St Helier, Jersey JE2 4UA, Channel Islands





# Gallery



# Property Details

**Location:** La Ville Vautier, St Ouen

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# Key Features

|                                                                   |                                                            |                                                   |
|-------------------------------------------------------------------|------------------------------------------------------------|---------------------------------------------------|
| For Sale                                                          | Beds: 4                                                    | Baths: 1                                          |
| Area: 1442 ft <sup>2</sup>                                        | <b>**First time buyers**</b>                               | 4 bedroom, 1 bathroom                             |
| Lovely family area being walking distance to local primary school | Situated in a great location close to St Ouens Bay         | Great size kitchen/diner with conservatory        |
| WC with fitted utility room                                       | Parking plus a large garage with a large store at the rear | All the bedrooms are doubles                      |
| Nicely presented home                                             | Garden to the rear laid to lawn                            | Falls within the 'First Steps' 4 bedroom criteria |

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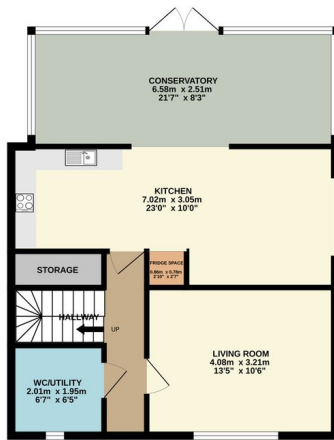
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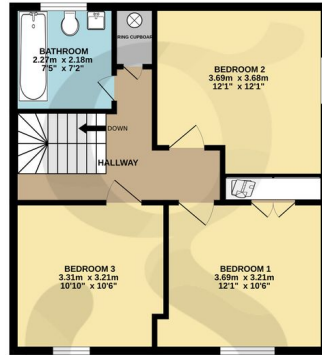


# Floor Plans

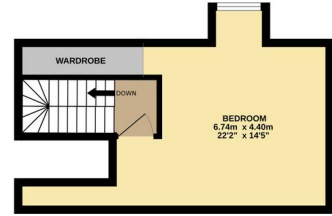
GROUND FLOOR  
60.5 sq.m. (651 sq.ft.) approx.



1ST FLOOR  
50.3 sq.m. (541 sq.ft.) approx.



2ND FLOOR  
23.3 sq.m. (250 sq.ft.) approx.



TOTAL FLOOR AREA: 134.0 sq.m. (1443 sq.ft.) 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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