



Le Vivier, La Grande Route De Rozel, St. Martin
£19,000,000

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Le Vivier, La Grande Route De Rozel

St. Martin, Jersey

- Main house, guest cottage, and staff apartment
- 4 Car garage
- Exquisite country estate
- Pool complex with gym
- Beautiful walled garden and 7 acres of land
- Secure gated entrance with number plate recognition
- Cinema and bar
- Finished to the highest standard
- Complete privacy
- Please contact Harry on 07797751557 or harry@broadlandsjersey.com



Le Vivier, La Grande Route De Rozel

St. Martin, Jersey

The estate comprises of a 4-bedroom suite main house, a separate 2 bedroom cottage, 1 bedroom staff apartment, pool complex, gym, cinema room, and bar. Set in complete privacy, with a beautiful, sunny walled garden and ownership of the surrounding land. All the finishings and specifications are what to be expected from a luxury build. The tranquility of the location, quality of the finish, and a specific eye on privacy lend this to be an exquisite property in an unsurpassed location.





Living

With multiple living spaces the main house at Le Vivier not only has focused entertaining spaces but also quiet nooks perfect for relaxing. The main focal point of the property is the large kitchen/living room on the lower ground floor. With an incredible conservatory out to the immaculate walled garden, it is the perfect space for relaxing with guests and making use of the tranquil location. The main house also has 2 studies, a formal dining room, sitting room, and a chefs kitchen.

Sleeping

The main house has 4 large bedroom suites.

Pool Complex

Le Vivier boasts an exceptional indoor pool complex. With Bi fold doors out to the main garden and a stunning relaxation area it is perfect for year round use. With full changing facilities, sauna, gym and an additional courtyard it is an amazing space.

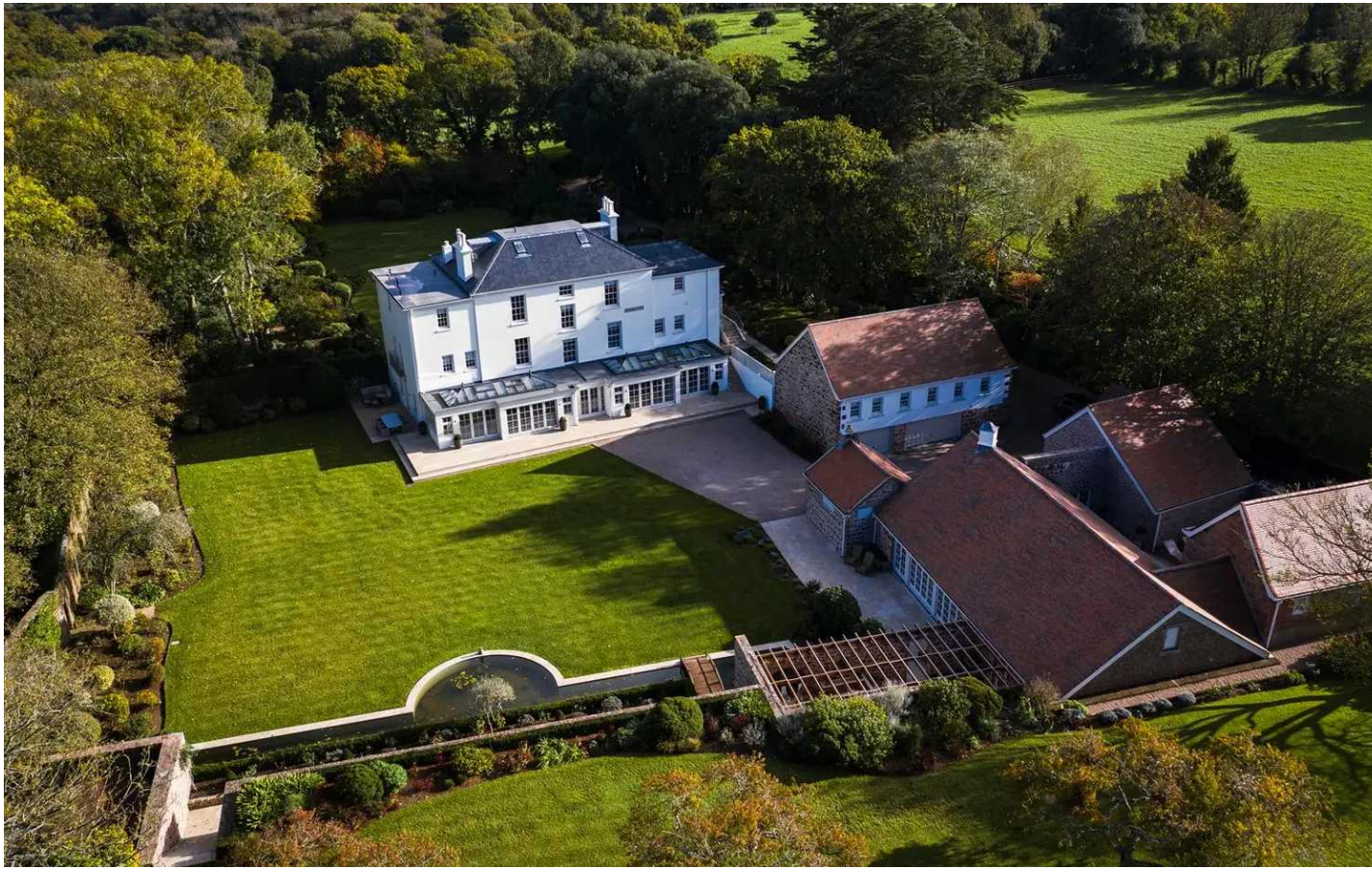
Cinema and Bar

Formally a snooker room the space has been converted into an incredible cinema room with black out blinds and comfortable seating. Above the cinema room is a fully equipped bar.

Guest Cottage

Le Vivier has an amazing guest cottage with its own entrance, open plan living space and 2 bedrooms, 2 bathrooms. Perfect for visitors.





Staff Apartment

Tucked away behind the pool complex but with its own private garden is a beautiful one bedroom staff apartment.

Outside

Surrounded by fields on one side of the property and woodland the other, the property is completely private from the road and has no immediate neighbours. A manicured front garden and south facing walled garden to the rear complete the package.

Garaging and Parking

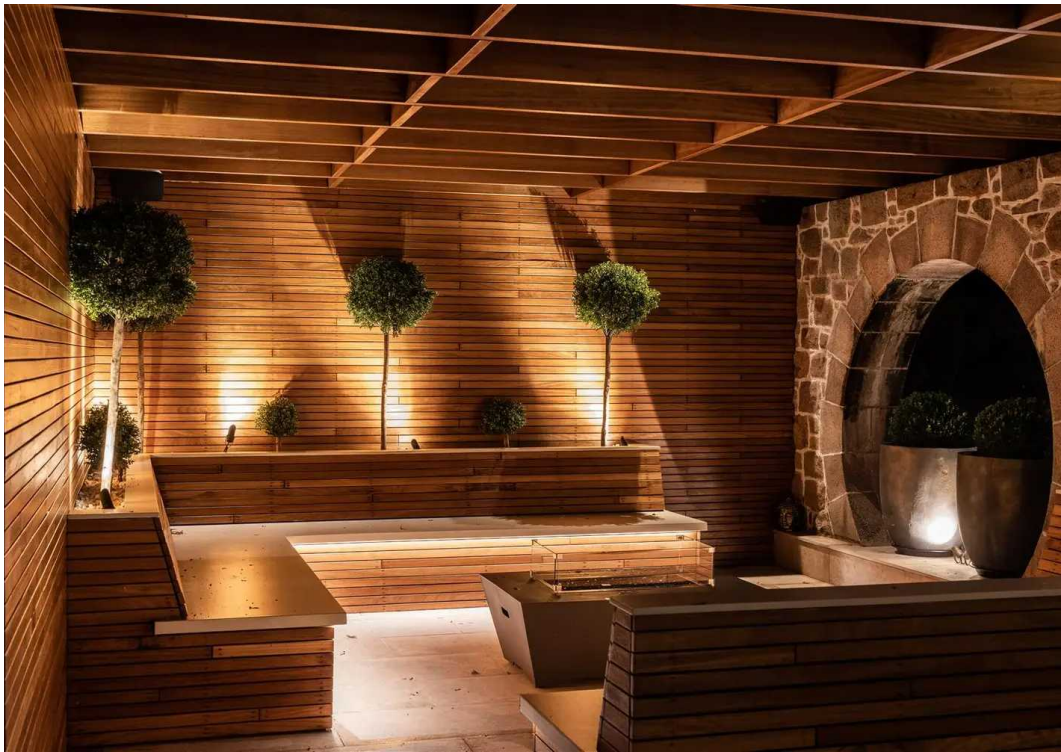
There is parking to the front and rear of the property. It also has a 4 car garage.

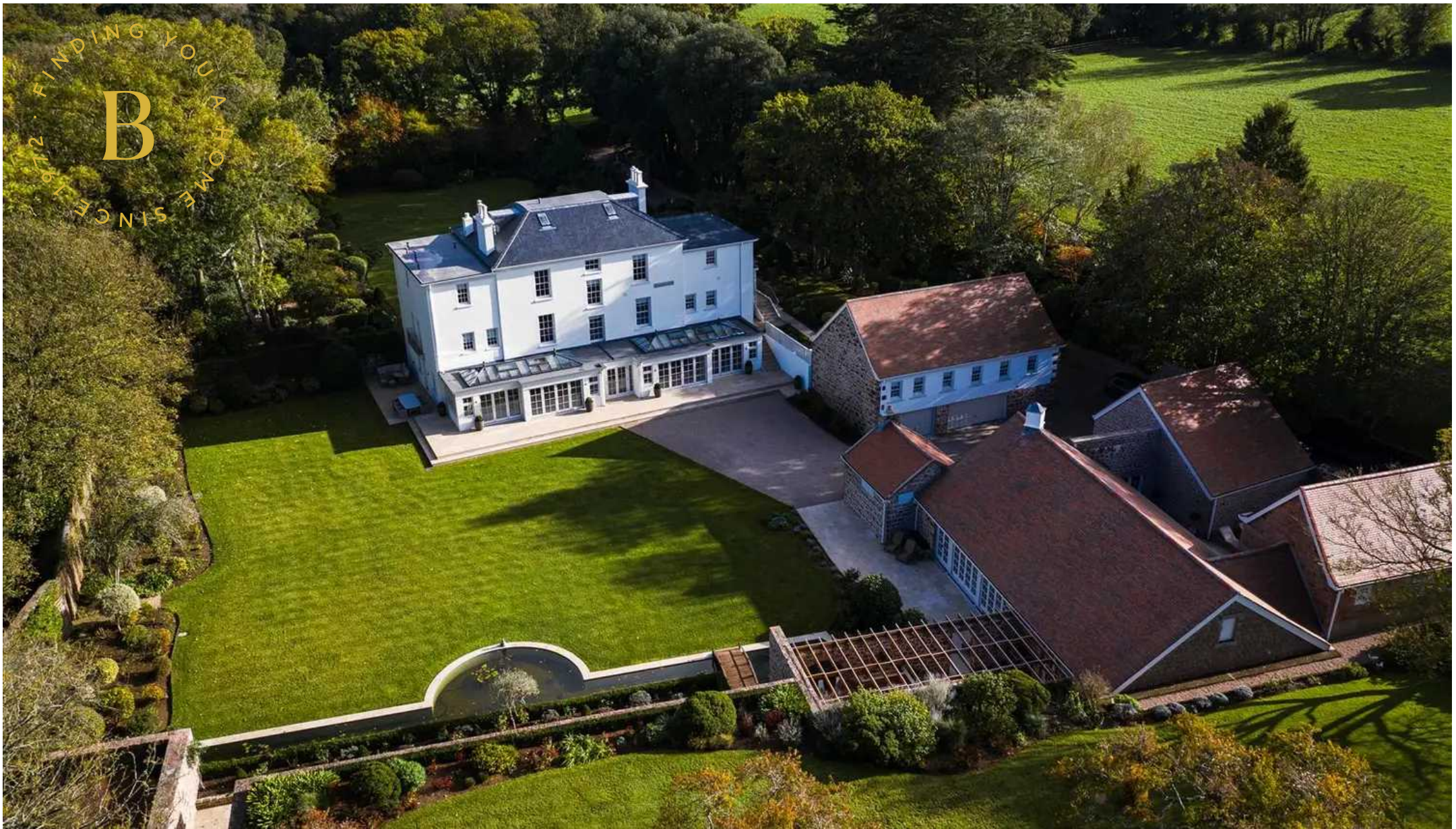
Location

Services

Ruckus WiFi system with full internal coverage in WiFi6, and key external areas with WiFi5 7.4.1 Atmos cinema system with projector and 140" screen Whole home Lutron QS system with Palladiom keypads - will also control other key features i.e. water feature in Zen garden etc. IP controlled gate access system with camera, keypad, Bluetooth and RFID capability, including 4 Indoor Touchscreen answering units and mobile connectivity 4 Camera CCTV system with 30 day recording and including 1 NPR (Number Plate Recognition) camera at the main gate. Key rooms and spaces will have Sonos audio systems, also including integration with the Lutron keypads. Key rooms will be fitted with TVs connected to a central hub giving 4K UHD distributed signals, with a simple to operate control system - Control4 The Control4 system can be linked to all connected services, i.e. CCTV, Gate control, Audio, Heating etc, to allow for App control, On-screen control etc All Hub equipment will be fitted into wall mounted rack fitted with thermostatically controlled silent running fans, and network power control units to allow for remote resetting of AV items







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Broadlands Estates, Library Place - JE2 3NL

01534 880770 • enquiries@broadlandsjersey.com • www.broadlandsjersey.com/

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