



**Chalet Des Arbres, Le Mont Gras D'Eau, St. Brelade**  
**£3,250,000**

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# Chalet Des Arbres, Le Mont Gras D'Eau

St. Brelade, Jersey

- Integrated garage for six cars
- Stunning, panoramic sea views
- 7 bedrooms, 7 bathrooms, 3 receptions
- Plans passed to build your own dream home
- Wellness spa, fully-equipped gym, wine cellar and home cinema
- Desirable, prime location
- Please contact Nick on [nick@broadlandsjersey.com](mailto:nick@broadlandsjersey.com) or 07797751558



# Chalet Des Arbres, Le Mont Gras D'Eau

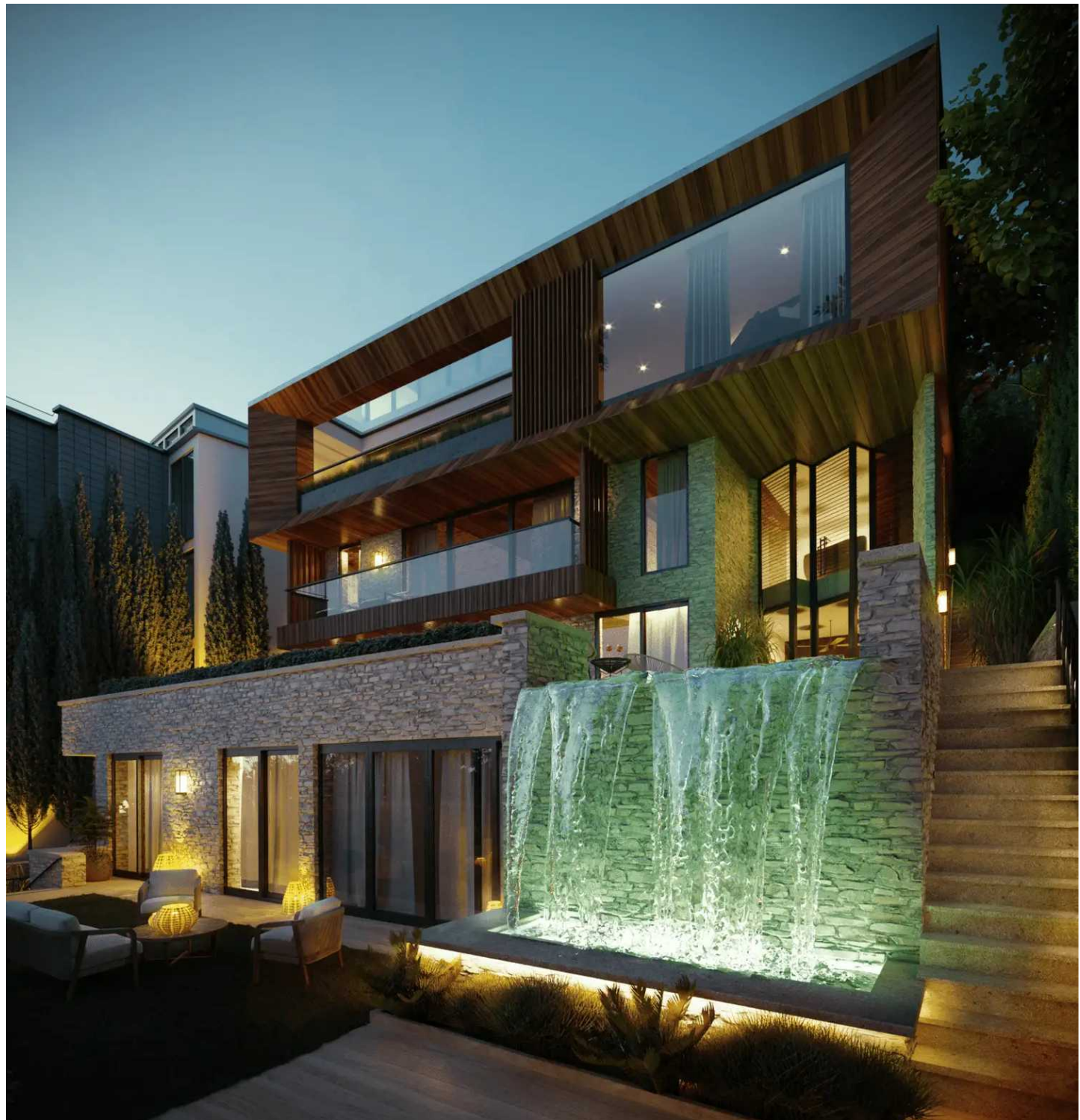
St. Brelade, Jersey

This is a one-of-a-kind opportunity to purchase a prime site with planning consent passed to develop a truly magnificent home in the centre of St. Brelade's Bay.

The approved plans have been designed with the primary living accommodation and the owners' suite situated on the upper levels showcasing the expansive views of the bay. The lower floors provide further guest/family bedroom suites, a wellness spa, a fully-equipped gym, two staff bedrooms, a wine cellar and a home cinema. There is an integrated garage for six cars allowing for safe and secure parking, whilst low maintenance private gardens and southerly terraces make the most of the stunning views.

Groundwork investigations have been completed, the enabling works package has been fully designed and costed and stage 3 detailed design is underway. Outline costings for the proposed development and further information can be provided on request.

As planning consent for the proposed development has been granted, works on site can be commence immediately. With proposed Government legislation being introduced limiting new build homes in the "Green Zone" to 279 sq.m/3,000 sq.ft, it is considered highly unlikely another scheme like this will be passed in a location such as this. We would note that although work can commence immediately, the site also offers a host of opportunities for a purchaser to rework the approved plans to suit their requirements (subject to the usual planning consents).





### **Living**

The approved plans see the primary living accommodation (as well as the owners' suite) situated on the upper levels to maximise those sweeping vistas of the bay. The versatile floor plans also offer a wellness spa, a fully-equipped gym, wine cellar and home cinema.

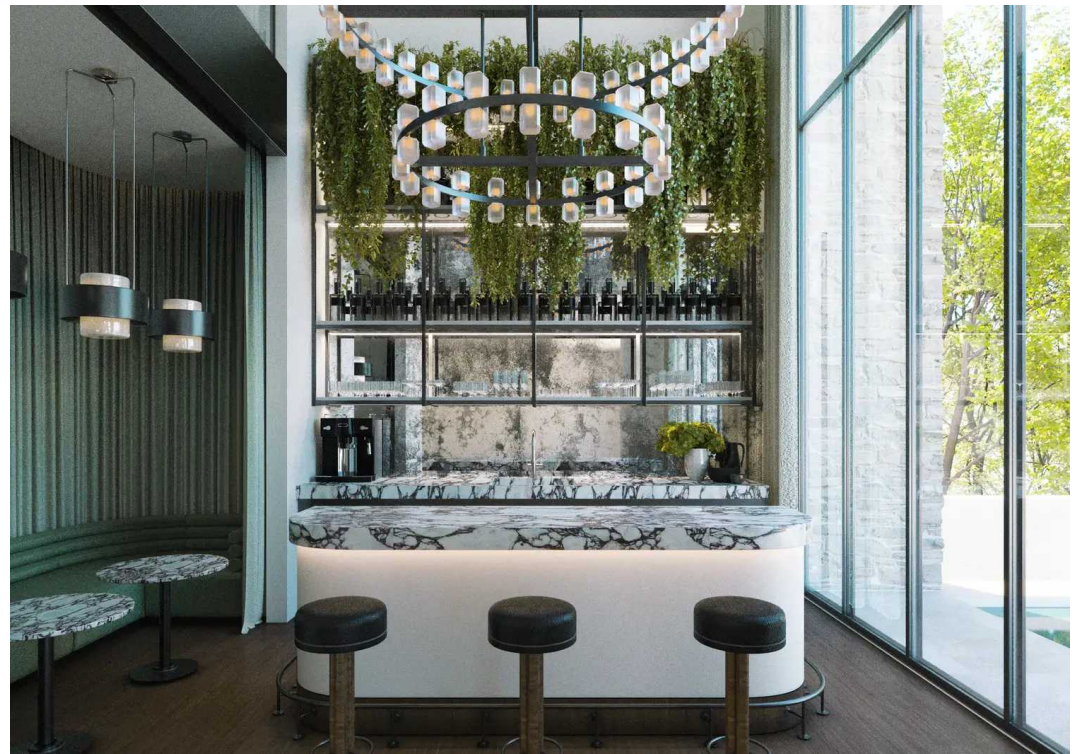
### **Sleeping**

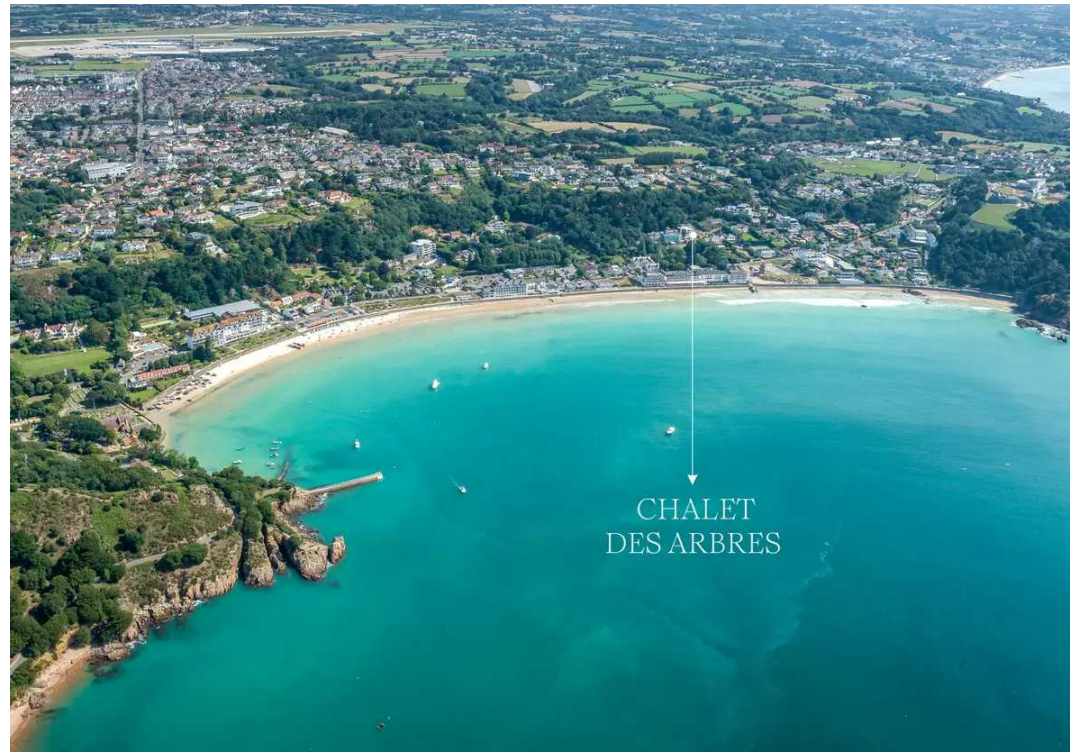
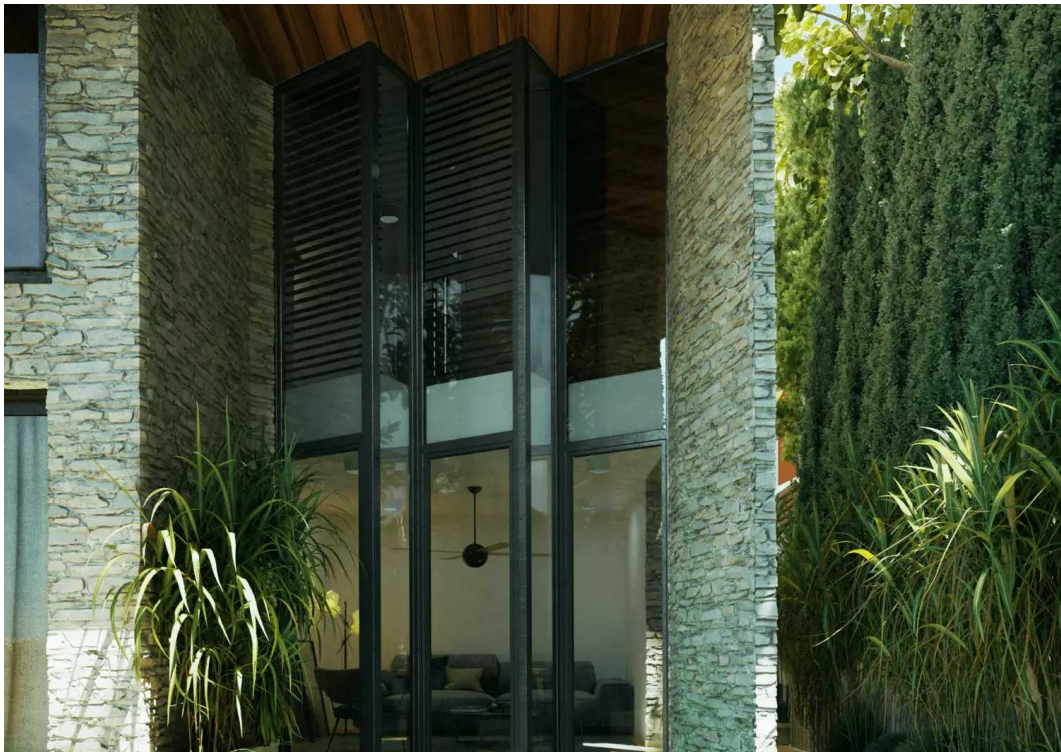
The designs include a number of guest/family bedroom suites, as well as two staff bedrooms. The dwelling (main house + 2 bedroom apartment) has a total of 7 bathrooms.

### **Outside**

The plans for the property offer an integrated garage for six cars allows, low maintenance private gardens and south-facing terraces that make the most of the panoramic views across the bay and out to sea. The plans also include a heated, outdoor infinity pool.







CHALET  
DES ARBRES



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