



## Villa Montcontour La Rue Du Flicquet, St. Martin

Guide Price £3,950,000

# BROADLANDS

FINDING YOU A HOME SINCE 1972

# Villa Montcontour La Rue Du Flicquet

St. Martin, Jersey

A unique coastal location where you can live in complete privacy with direct access to the beach at Flicquet.

- Turnkey contemporary residence
- Wonderful open plan living
- Rural coastal location
- Uninterrupted views to France
- Large gardens front and rear





# Villa Montcontour La Rue Du Flicquet

St. Martin, Jersey

Approached via a long private driveway leading to a tarmac parking area and surrounded by trees and wildlife, this beautifully renovated and upgraded property is in one of the most tranquil locations you could possibly wish for. Perched above Flicquet Bay on the North East coast of the island and commanding totally uninterrupted views to the French coast, this really is a must see.

The current owners have remodeled and renovated from top to bottom with the use of top quality materials, bathrooms and kitchen. They have created a wonderful living space with vaulted ceilings and full length windows. The house is perfect for entertaining, a large terrace off the main living room is a great area to dine while watching the twinkling lights on the French coast. Should one wish to extend the outside area there are plans drawn up to create this along with a new master suite. These are available for inspection on request.

The current owner has recently purchased the land in front thus guaranteeing the views in perpetuity.

The property sits off a little used road with just a handful of properties accessed from it. There is very little passing traffic apart from dog walkers and horse riders. Flicquet Bay is just a short stroll away. Access to schools and colleges is usually a traffic free drive.

Beautifully presented, this stunning home is turnkey and could be sold fully furnished if required.

To book your viewing call Nigel Hurst on 07797 718233







### **Living**

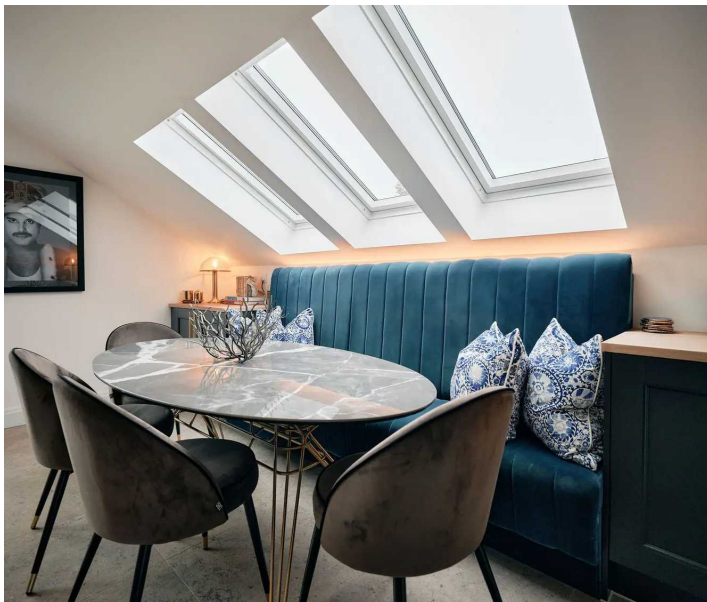
Very good size lounge/diner with full length windows and door to terrace. Beautifully appointed kitchen with all Miele appliances. Cloakroom. In addition is a lower ground floor gym/ office and a further detached studio.

### **Sleeping**

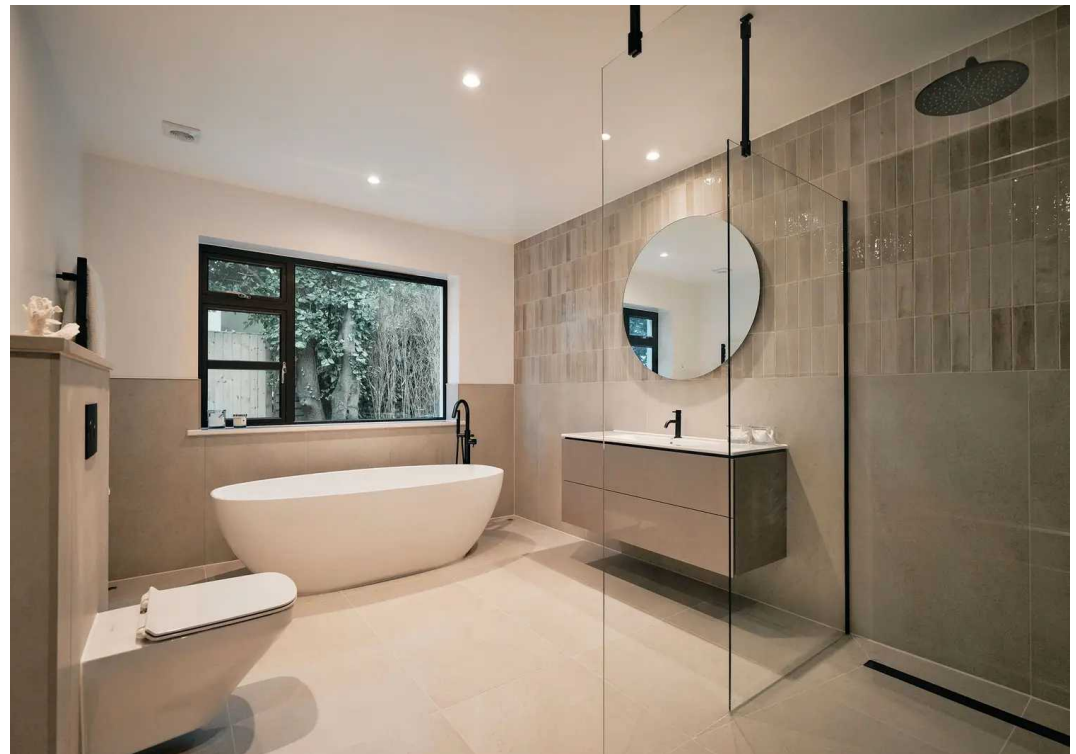
Four large double bedrooms , 2 of which are en suite plus a spacious house bathroom. Note the house bathroom could easily be split to provide a further en suite. Main bedroom has a walk in wardrobe.

### **Services**

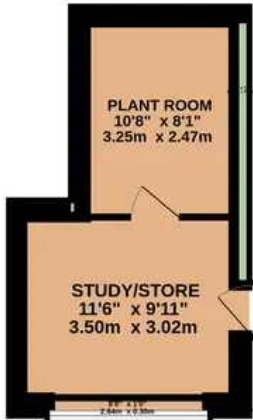
Borehole water with full treatment system, oil fired central heating with solar panel assist. Soakaway drainage system.



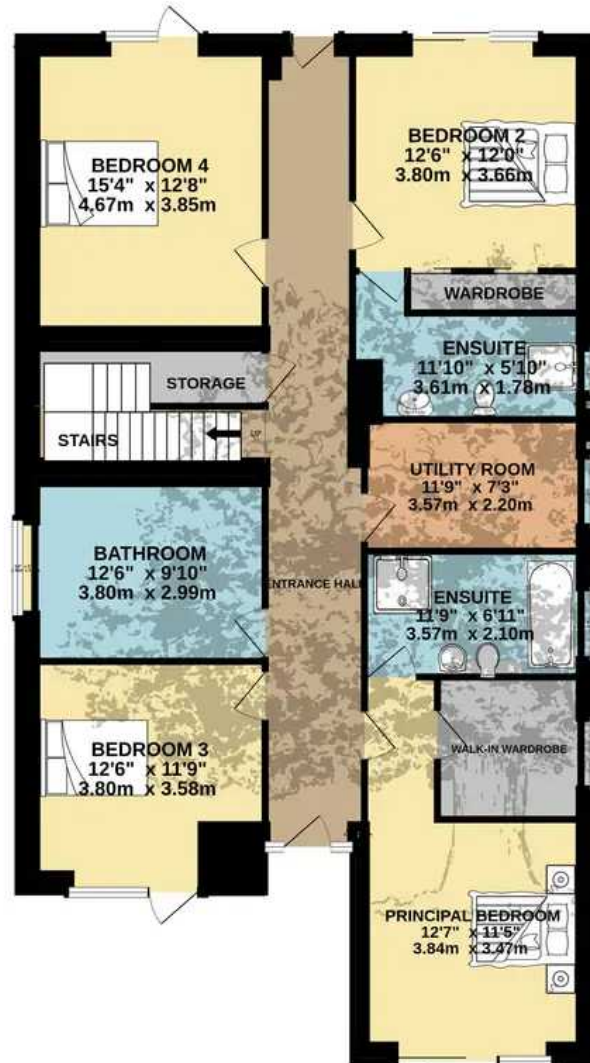




LOWER GROUND FLOOR  
211 sq.ft. (19.6 sq.m.) approx.



GROUND FLOOR  
1451 sq.ft. (134.8 sq.m.) approx.



1ST FLOOR  
1232 sq.ft. (114.5 sq.m.) approx.



TOTAL FLOOR AREA : 2894 sq.ft. (268.9 sq.m.) 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.  
Made with Metropix ©2023





## Broadlands

Broadlands Estates, Library Place - JE2 3NL

01534 880770 • [enquiries@broadlandsjersey.com](mailto:enquiries@broadlandsjersey.com) • [www.broadlandsjersey.com/](http://www.broadlandsjersey.com/)

# BROADLANDS

FINDING YOU A HOME SINCE 1972