



**La Share, La Grande Route De Faldouet, St. Martin**  
**£1,750,000**

**BROADLANDS**  
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# La Share, La Grande Route De Faldouet

St. Martin, Jersey

- Beautiful detached home built 2017
- Over 3000 sq ft of accommodation
- Low maintenance and low running costs
- Huge live in kitchen
- Village location and close to schools
- Country and sea views from first floor
- Triple garage and plenty of parking
- Please contact Nigel 07797718233  
nigel@broadlandsjersey.com



# La Share, La Grande Route De Faldouet

St. Martin, Jersey

Built in 2017 to an exceptionally high standard, this thermally efficient detached home meets all the latest energy-saving regulations. Specifically designed for the current owners, it features three large bedroom suites on the first floor, plus a fourth room designed as a study. The main suite boasts vaulted ceilings and expansive windows offering far-reaching views of the countryside and the French coast.

The ground floor includes a fabulous live-in kitchen, a spacious laundry room, a cloakroom, and a living room with bi-fold doors opening to the garden. The garden, currently laid with gravel for low maintenance, can be easily landscaped to suit personal preferences.

The property has ample parking, with the main parking area at the front and the primary driveway at the rear, providing plenty of space for large families.

Book your appointment to view, call Nigel Hurst on 07797 718233





### **Living**

Lounge with bi folds to garden, cloakroom, laundry room and superb live in kitchen. Kitchen has all integrated Miele and Neff appliances. Centre island provides a great social space and there is more than enough room for large dining table.

### **Sleeping**

3 bedroom suites with their own dressing rooms. 4th bedroom is a large double. While there isn't a house bathroom at first floor level, the cloakroom is big enough for a shower.

### **Outside**

Extensive garden areas.

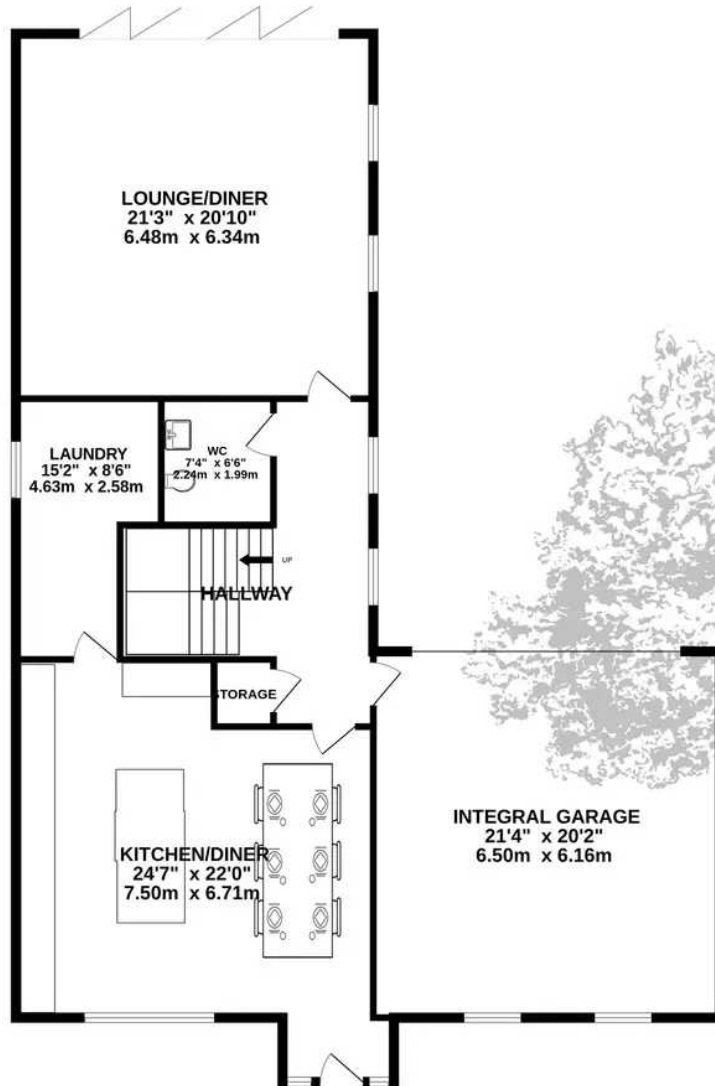
### **Services**

All mains ( no gas ) wet electric central heating with underfloor downstairs and radiators upstairs. E20 tariff. House is Cat 6 wired. Exterior is rendered in self colour Parex which doesn't require painting.

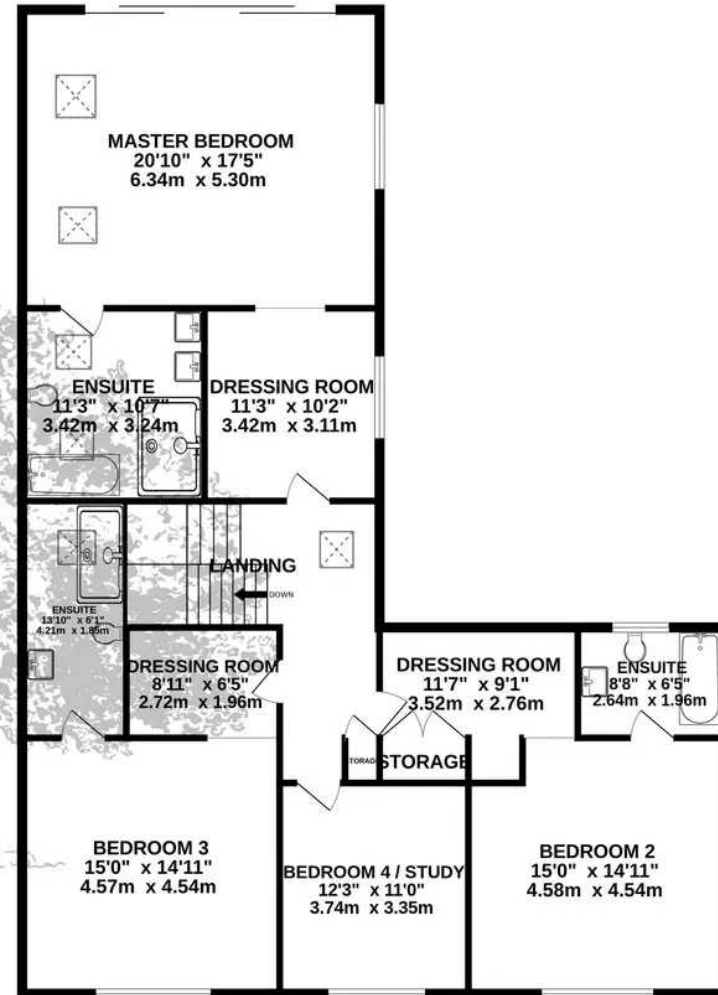




GROUND FLOOR  
1648 sq.ft. (153.1 sq.m.) approx.



1ST FLOOR  
1623 sq.ft. (150.8 sq.m.) approx.



TOTAL FLOOR AREA : 3271 sq.ft. (303.9 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.  
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## Broadlands

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