



Corisanne, La Route De Maufant, St. Saviour

Asking **£945,000**

BROADLANDS

FINDING YOU A HOME SINCE 1972

Corisanne, La Route De Maufant

- Four bedroom house with commercial unit
- Run your business from home
- 2,000 square foot main house
- Versatile accomodation
- Five reception rooms and eat-in kitchen
- 1,000 square foot commercial unit currently garaging and workshop
- Parking for 6 vehicles and sunny patio garden
- Sole agent
- WhatsApp Don 07829 917172 / don@broadlandsjersey.com
- WhatsApp Andrew 07797 814422 / andrew@broadlandsjersey.com



Corisanne, La Route De Maufant

Rare opportunity to purchase a residential house with attached 1,000 square foot commercial unit.

The main house comprises living room, dining room, separate eat-in kitchen, utility, sun room, two bedrooms and shower room at ground floor level and two further bedrooms plus two more reception rooms and hallway downstairs.

The integral commercial element - currently used as a storage area for vehicles - has four garage doors to the front including a raised doorway large enough for access by a tall vehicle or boat. To the rear of the garaging is a workshop and small office.

This valuable opportunity has to be seen to be fully appreciated. To book your viewing contact Broadlands the owners sole agents today.





Living

Entrance hall with door to utility and commercial unit. Through to main reception rooms. Living room with non functional fireplace and fitted bookshelves leading to small snug. Dining room with tiled floor and window to rear. Fitted kitchen with integrated appliances including induction hob, extractor, oven, microwave - not currently working - and fridge. Breakfast bar and window to rear. Sunroom with sliding doors to patio. Two further reception rooms downstairs - one with low ceiling - could operate as media / cinema room, hobbyists haven and/or playroom.

Sleeping

Main bedroom with fitted wardrobes and cupboards on three walls. Window to front. Second bedroom with basin in cabinet and fitted wardrobe. Two further bedrooms both with sinks in cabinets and fitted wardrobes. Shower room on ground floor level with large walk in shower, basin and WC. Fully tiled walls. Second shower room on lower level comprising shower, basin and WC.

Outside

Sunny, enclosed patio to front accessed from the sunroom. Paved area to rear. Parking for four vehicles in commercial unit plus two to front.

Commercial Unit

Large building - totalling 1,000 square feet - classified as commercial accessed by four garage doors to the front and doorway to the rear. High ceiling and workshop to rear.

Services

All mains excluding gas.

Education

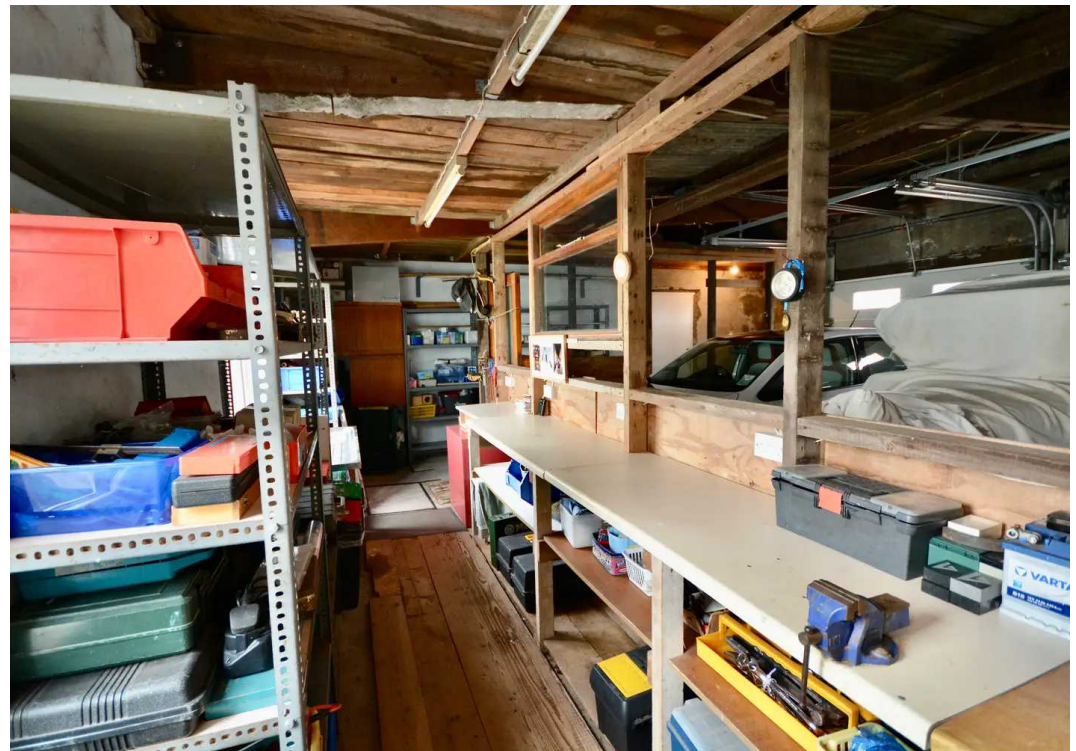
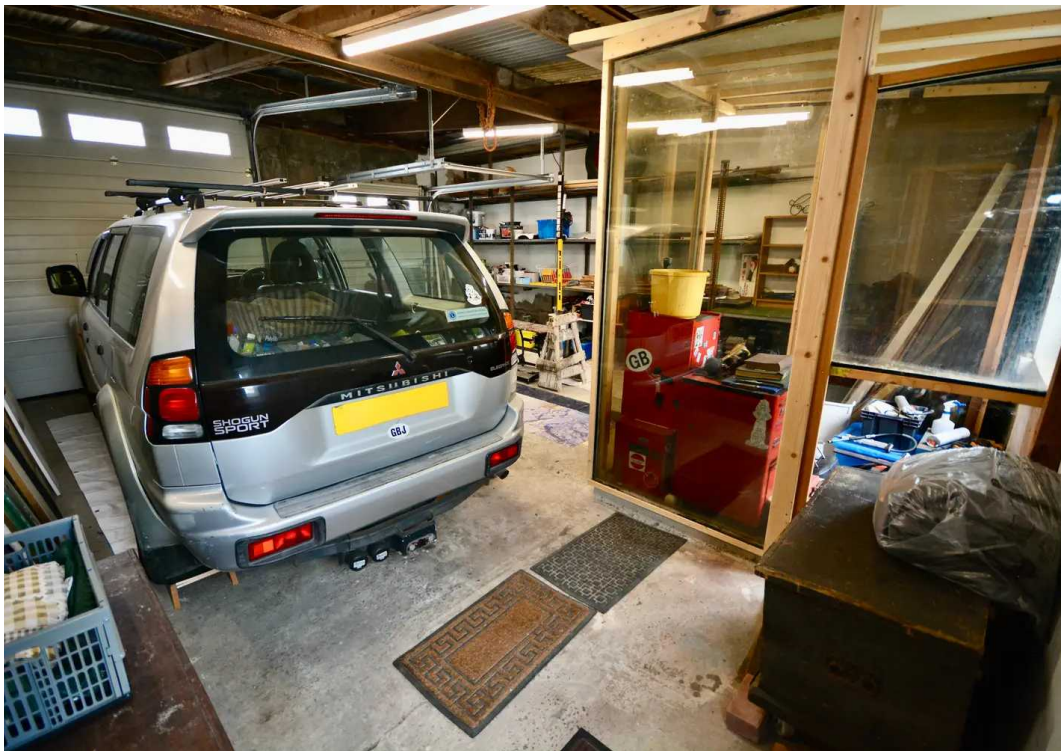
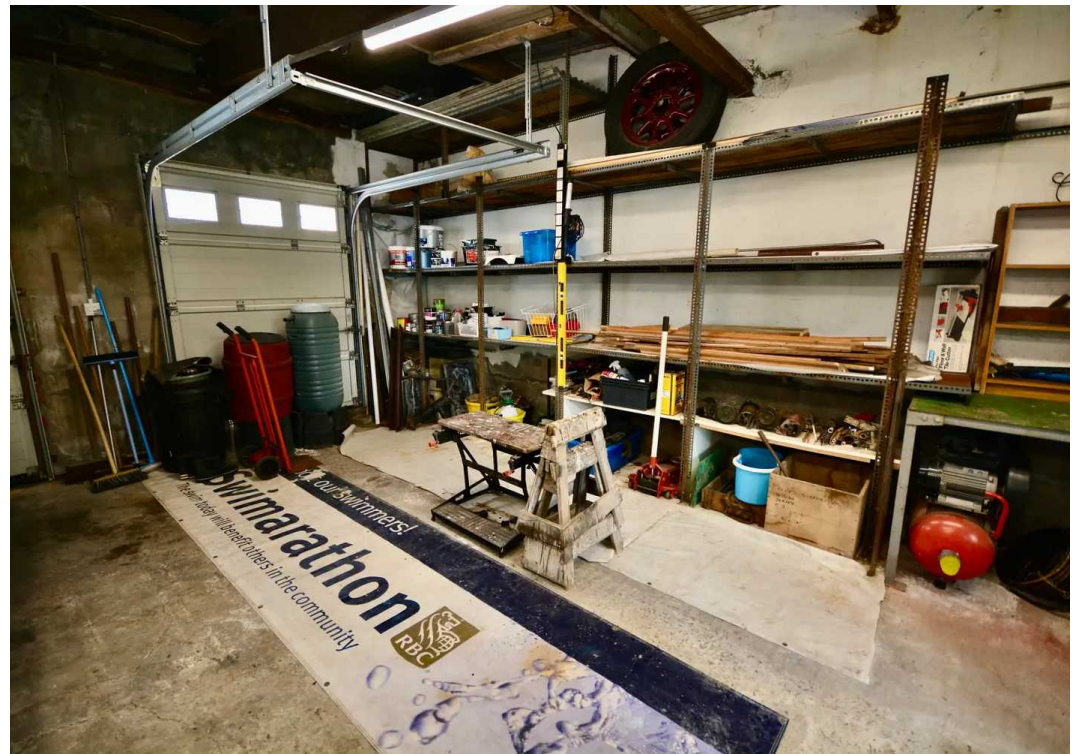
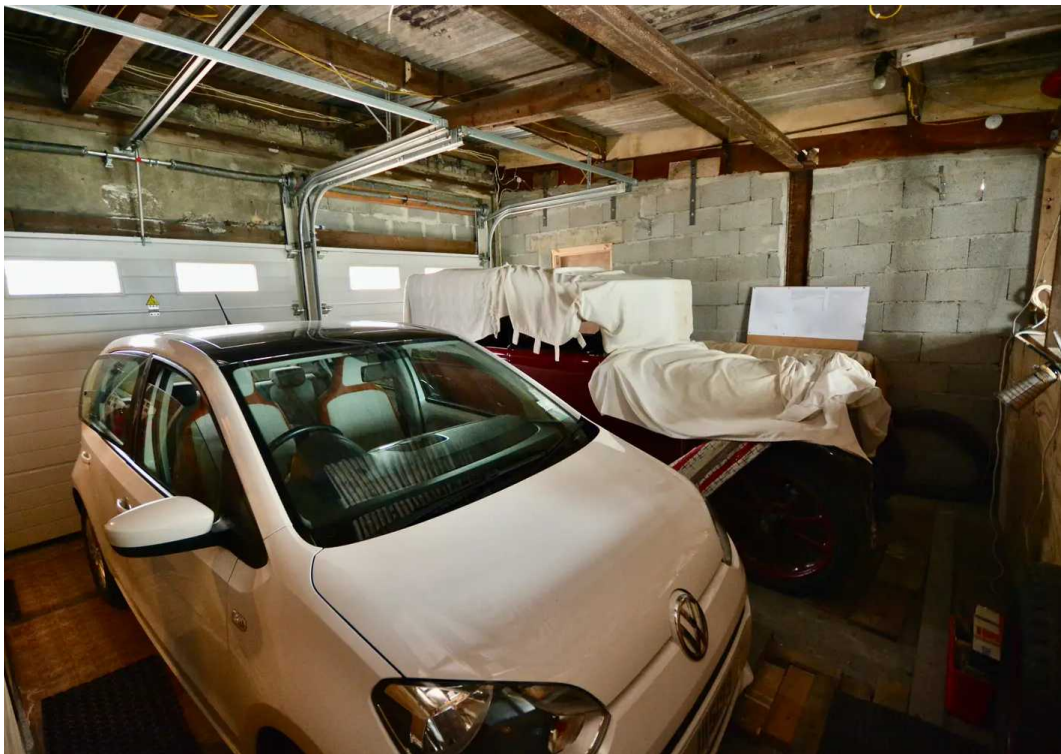
The house is in the catchment area for St Martin primary and Grainville secondary schools.



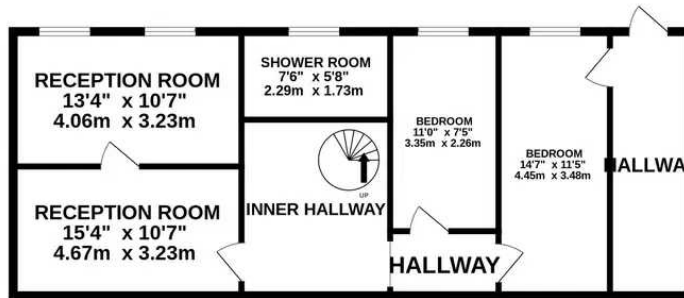




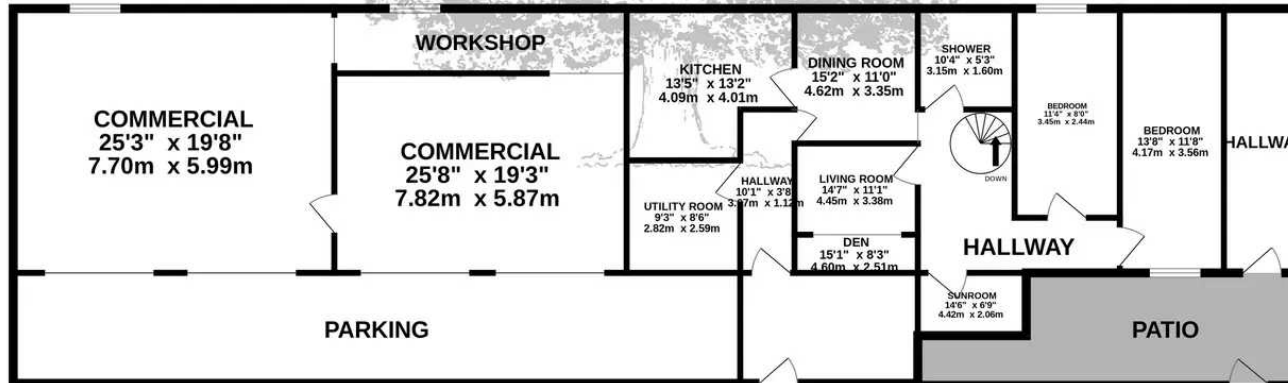




LOWER GROUND FLOOR
796 sq.ft. (74.0 sq.m.) approx.



GROUND FLOOR
2271 sq.ft. (211.0 sq.m.) approx.



TOTAL FLOOR AREA : 3068sq.ft. (285.0 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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