



**Briville, La Rue Du Tas De Geon, Trinity**  
**£1,100,000**

**BROADLANDS**  
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# Briville, La Rue Du Tas De Geon

Trinity, Jersey

- Substantial detached 1950's home
- Nearly 3000 sq ft of accommodation
- Peaceful rural location
- Large level garden
- Integral outbuilding and garage
- Driveway and plenty of parking
- Some updating required
- Tremendous potential
- Please contact Nigel 07797718233 / [nigel@broadlandsjersey.com](mailto:nigel@broadlandsjersey.com)





# Briville, La Rue Du Tas De Geon

Trinity, Jersey

A very well proportioned detached family home on a large site in rural Trinity.

Having been in the same family for nearly 50 years and recently rented out, this charming property offers a rare opportunity for a new owner to make it their own.

The accommodation spans two floors, featuring very good size bedrooms and great reception space. There is a very good size integral outbuilding that lends itself to a multitude of uses. This could be used as a games room or, perhaps, an integral unit ( subject to the usual permissions ).

To the left of the driveway is a huge lawned garden and multiple patio areas.

While the property is perfectly livable as is, it would benefit from modernisation or remodelling, allowing the next owners to truly maximise its potential.







### **Living**

Good size reception rooms plus 2 further rooms which could be used as receptions. There is also a shower room on the ground floor.

### **Sleeping**

3 spacious double bedrooms and house bathroom to first floor. These could be remodelled to create an en suite or 4th bedroom.

### **Outside**

Large flat lawned garden. Various patio and gravelled areas. Oversized single garage plus driveway parking for 6 cars.

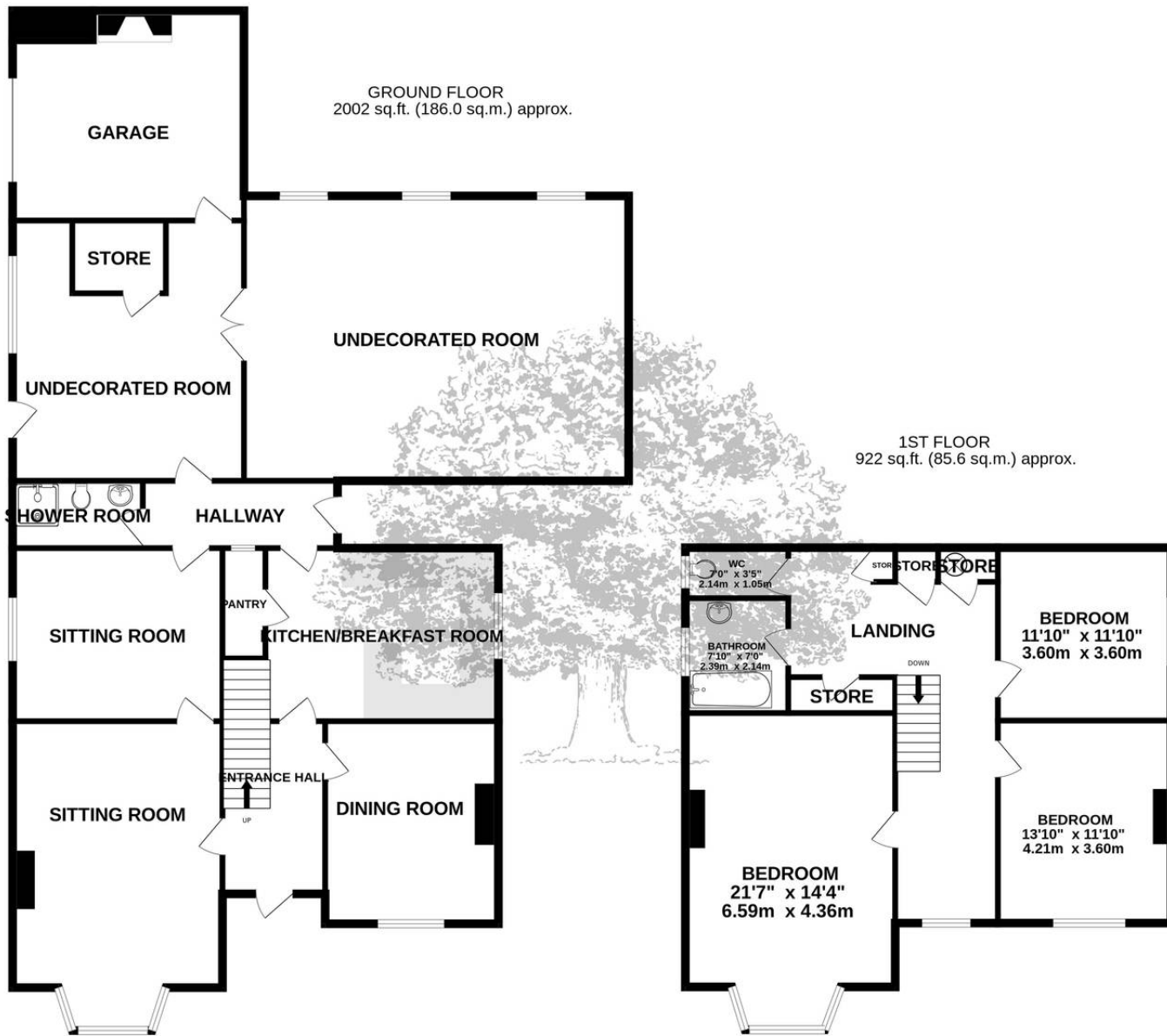
### **Services**

Mains water, septic tank and soakaway drainage.









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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