



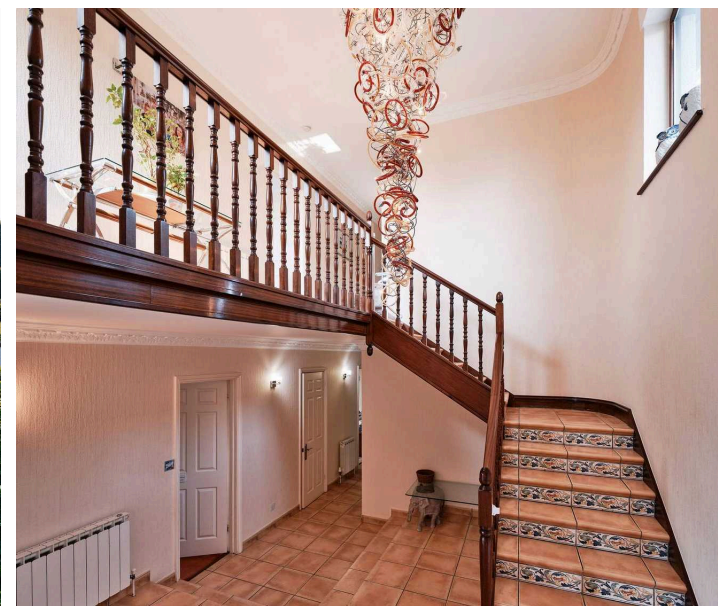
**Les Hiboux, La Rue De Haut, St. Lawrence**  
**£1,795,000**

**BROADLANDS**  
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# Les Hiboux, La Rue De Haut

St. Lawrence, Jersey

- Truly exceptional Mediterranean style villa
- Stunning sea views across St Aubins Bay
- Tucked away in an elevated position off Rue de Haut
- Huge terrace on the first floor that runs the whole width of the property
- Immaculate lawn garden with feature turret at the end of it
- Facing South West making the most of the aspect and sunlight
- Ample parking on the gated driveway plus a huge garage, space for two cars and lots of storage
- Plenty of interior space to create your own dream spec home
- Sole agent
- Contact Ciara 07797960571 / [ciara@broadlandsjersey.com](mailto:ciara@broadlandsjersey.com)



# Les Hiboux, La Rue De Haut

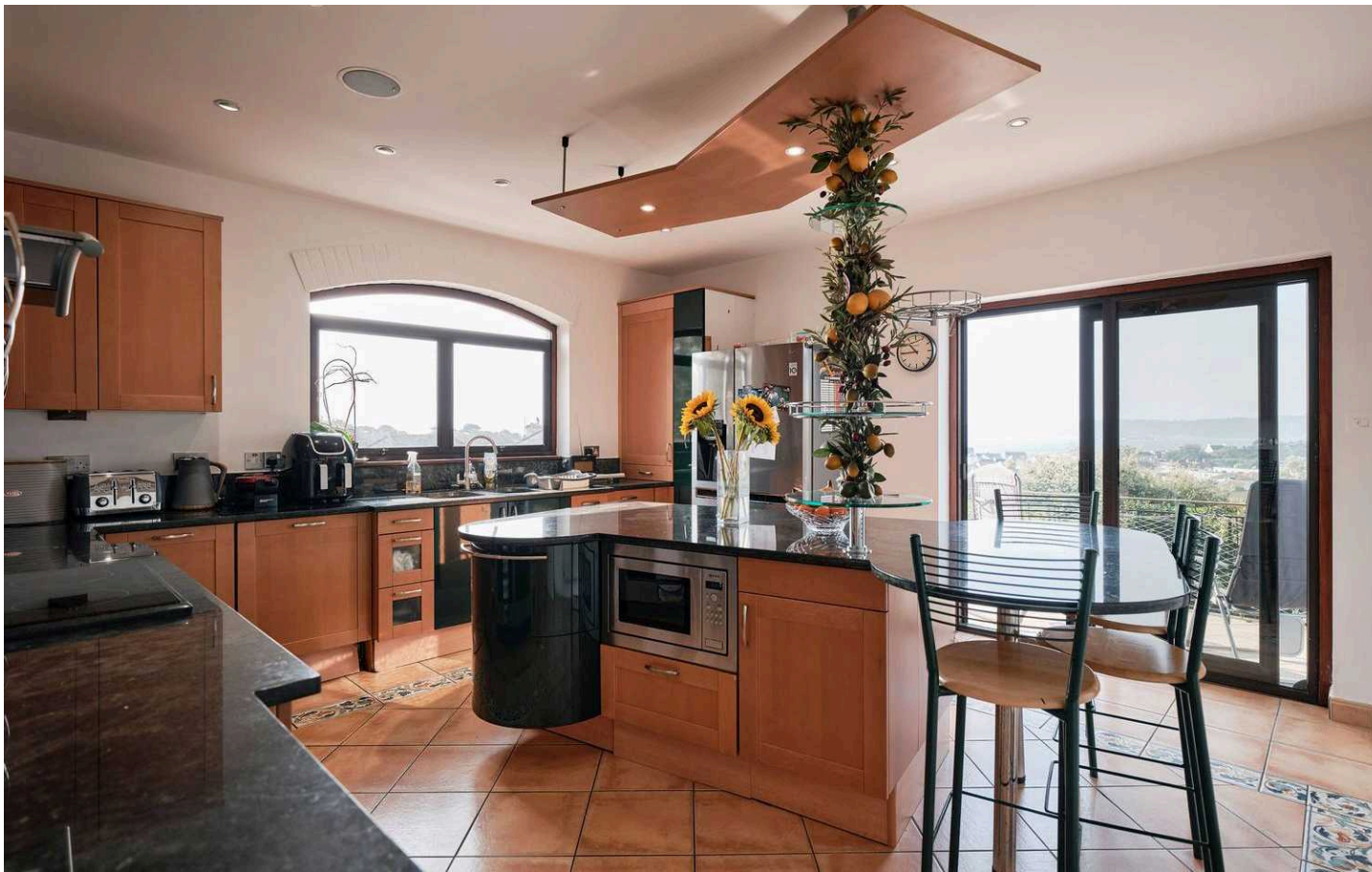
St. Lawrence, Jersey

Tucked away in an elevated position off Rue de Haut, this truly exceptional Mediterranean style villa offers a rare opportunity to own a home with panoramic sea views across the picturesque St Aubins Bay. The property's South West facing orientation maximises natural light throughout, creating a bright living space.

The first floor features a terrace that spans the entire width of the villa, providing a perfect setting for al fresco dining and entertaining while enjoying the breathtaking views.

Ample parking is available on the private and gated driveway, complemented by a spacious garage with room for two cars and additional storage. The interior of the villa offers ample space for customisation, allowing the prospective buyer the opportunity to create their dream home.





### **Living**

Great size separate fully fitted kitchen with centre island and breakfast bar, opening onto 16 metre balcony with stunning vistas. Spacious and light open plan living / diner with feature fireplace and fabulous entertaining area including bar with sliding doors to outside space. Generous size study and downstairs WC.

### **Sleeping**

Main bedroom suite with walk in wardrobe and en suite bathroom. Two further good size bedrooms, one en suite. Generous study, house bathroom plus shower room.

### **Outside**

On the ground floor each bedroom has access out onto the covered patio space which leads to the beautifully manicured front lawn with feature turret. The first floor features a terrace which stretches the whole width of the home with sliding doors from the reception space and kitchen. The gated driveway has ample parking and an oversized double garage.

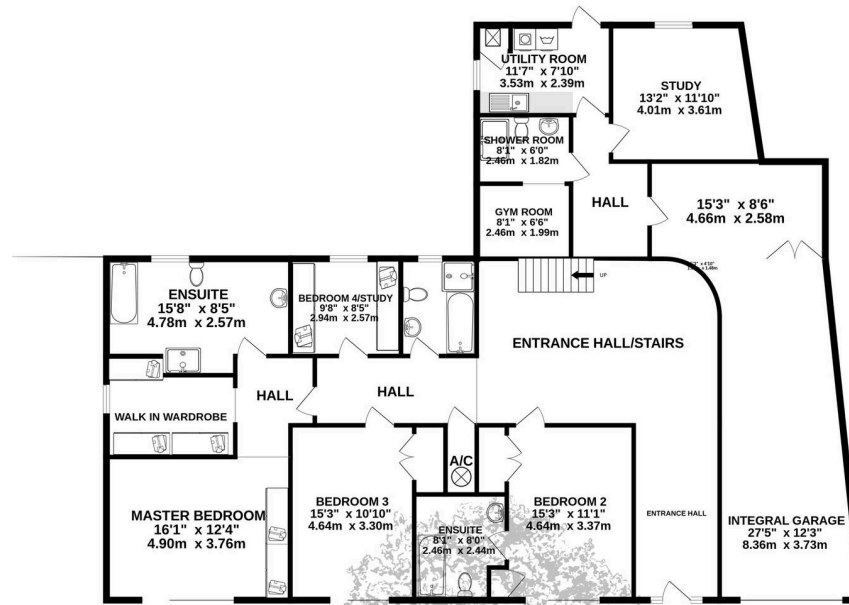
### **Services**

All mains services. Oil fired central heating. Fully double glazed. Wired for Sky and fibre broadband.

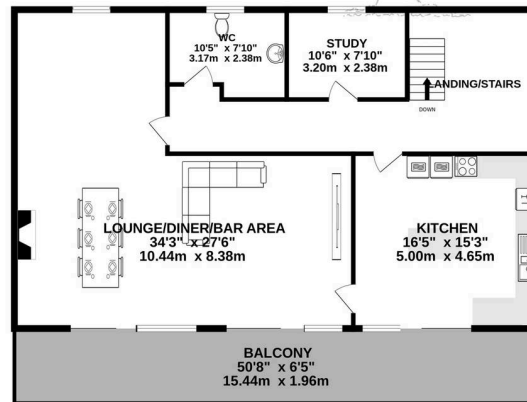




GROUND FLOOR  
2289 sq.ft. (212.7 sq.m.) approx.



1ST FLOOR  
1393 sq.ft. (129.4 sq.m.) approx.



TOTAL FLOOR AREA : 3682 sq.ft. (342.1 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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