



3 Miramar, Le Mont Gras D'Eau, St. Brelade
£3,450,000

BROADLANDS

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3 Miramar, Le Mont Gras D'Eau

St. Brelade, Jersey

- 4 double bedroom suites
- Terraces from all floors plus garden
- 3 Brand new, detached, contemporary homes
- Separate cinema room/study
- Convenient location
- Excellent views over St Brelade's Bay
- Superb open plan living space
- Internal lift
- Double garage & parking for an additional 4 cars
- Please contact Roger on 07797 711194 or roger@broadlandsjersey.com



3 Miramar, Le Mont Gras D'Eau

St. Brelade, Jersey

The houses will have a stunning living space covering the entire top floor to maximise the excellent sea views. It will also have a large terrace designed with entertainment in mind. There will be 4 bedroom suites. The main bedroom will command excellent views, walk in wardrobe, and a private terrace. There is also a cinema room/study, lift to all floors, garden, double garage and parking for 4 cars. To register your interest please contact Harry Trower.





Living

An exceptional, open plan living space with excellent views to St Brelades Bay. With a fully equipped, contemporary, bespoke kitchen. Space for a large dining table and seating. A large terrace accessed from sliding doors gives you the perfect 'inside/outside' living space. The property also has a cinema room/study on the ground floor.

Sleeping

The property has 4 bedroom suites. The main bedroom suite has a large walk-in wardrobe, ensuite and access to a private terrace.

Outside

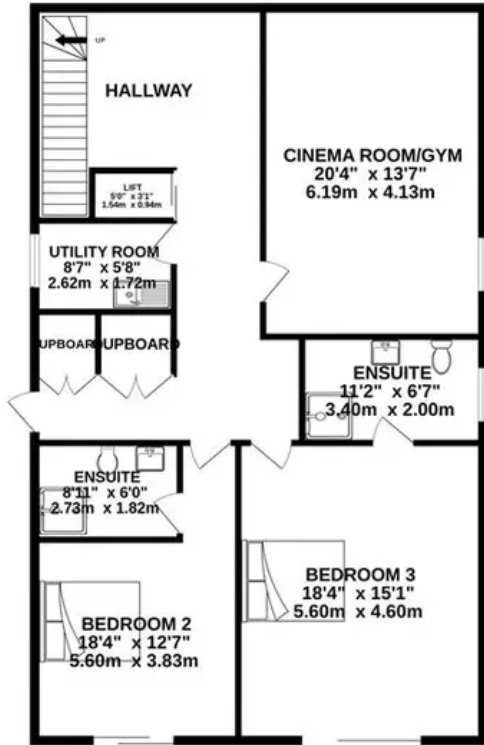
With terraces off all levels and a private south facing garden the properties will have excellent outside space without it having to be constantly managed. The front of the houses will have a large parking area and double garages.

Services

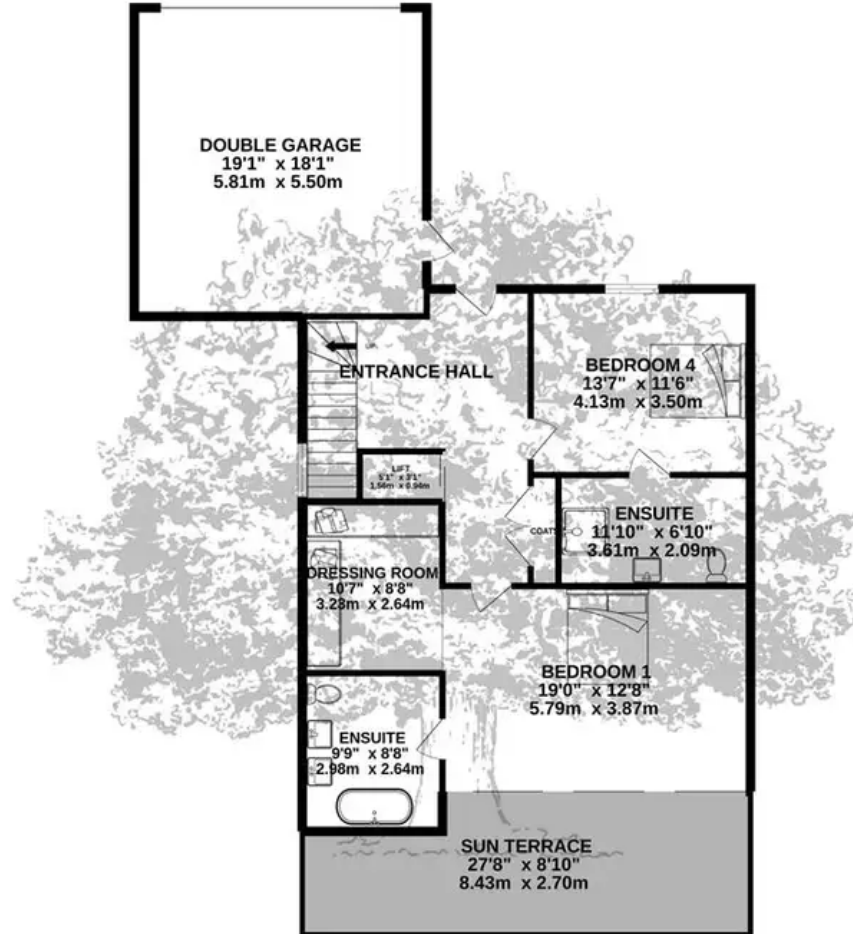
Electric under floor heating throughout. Double glazed. Lift. Full specification TBC



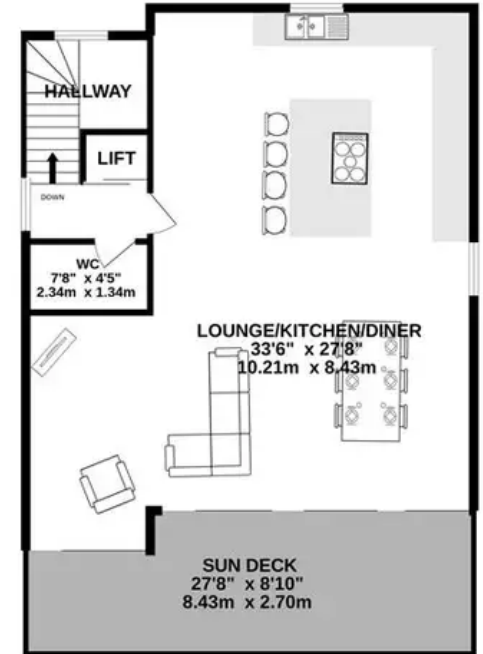
GROUND FLOOR
1250 sq.ft. (116.1 sq.m.) approx.



1ST FLOOR
1210 sq.ft. (112.4 sq.m.) approx.



2ND FLOOR
864 sq.ft. (80.2 sq.m.) approx.



TOTAL FLOOR AREA : 3324 sq.ft. (308.8 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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