



La Rochelle, Le Vier Mont, La Grande Route Des Sablons, Grouville
£5,000,000

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La Rochelle, Le Vier Mont, La Grande Route Des Sablons

Grouville, Jersey

- Approximately 6300 sq ft
- Swimming pool and pool house
- 6 Bedrooms, 6 bathrooms
- Separate staff/guest accommodation
- 4 Reception rooms
- Accessed through private gates
- 2 double garages plus ample parking
- Substantial modern mansion with sea views
- Please contact Angela on 07829 900010 / angela@broadlandsjersey.com



La Rochelle, Le Vier Mont, La Grande Route Des Sablons

Grouville, Jersey

Featuring opulent finishes and a contemporary colour palette that runs throughout the house, La Rochelle exudes effortless style and makes for a wonderful home that is ready to move into. Built for a family, La Rochelle doesn't disappoint and delivers on many expectations. A stone's throw from several local schools and St. Michael's Preparatory, which is just 2.2 km from the house, it's also just 3km from the centre of St. Helier where you will find all the local amenities you need. Having just completed a brand new kitchen extension, roof terrace, and refurbishment to the highest standards, La Rochelle is simply a gem ready to walk into without any work.





Location

With a fantastic sea view, the house sits in the parish of Grouville, not far from the picturesque harbour of Gorey and the impressive beaches and coastline. The area benefits from excellent leisure facilities including the Royal Jersey Golf Club, St. Clements Golf & Tennis Centre. A 10-minute drive will take you to St Helier with all of its amenities.

Living

Upon entering the property via the new contemporary portico, with mosaic tiles, the entrance hall leads to all the principal reception rooms that include a drawing room, dining room, television room, and library. All the reception rooms have been fitted with new windows in 2021. With a brand new state-of-the-art kitchen, with its contemporary design and sleek finishes. The 6 seater island makes for an impressive centrepiece that looks onto the swimming pool and allows incredible natural light to flow into the large space. There is a 12 seater dining area, surrounded by chalet-style wood paneling which makes for a great entertaining space. There is a separate larder and utility room, with access to the rear terrace and swimming pool. The refurbishment included a high-tech entry system, an outdoor speaker system controlled via Sonos, plus an impressive roof terrace above the kitchen where you can watch the sun go down





Services

Oil fired central heating Mains drains and water Integrated speaker system throughout Electric gates with video entry

Additional Information

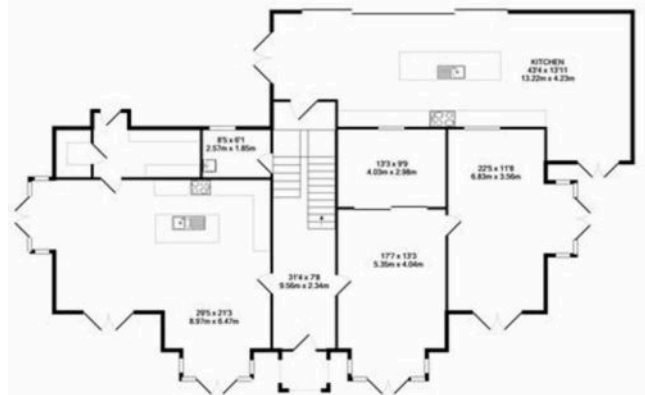
Built to a high specification with a pool and expansive outdoor terraces, the house is surrounded by agricultural land. You approach the house through the private electric gates, where a brand new 2 car garage has just been completed with eco-roof, storage and gardeners toilet, and kitchenette. The generous driveway has parking for several cars and access to the second double garage which is located underneath the guest apartment, next to the house. The house is approximately 6300 sq ft and comes complete with plans approved for a new pool house and a new gate, allowing for a larger set of sweeping driveway and gates.

Sleeping

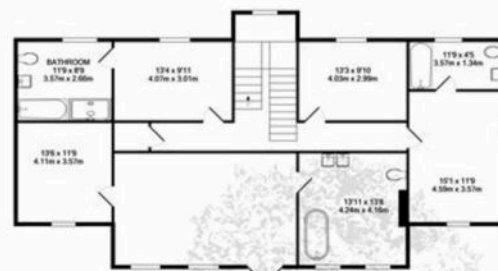
The first floor comprises three en-suite bedrooms, including the main bedroom with a walnut fitted dressing room and a luxury en-suite bathroom fitted with Victoria + Albert and Villeroy and Boch sanitary ware. There is also a secondary dressing room on the 1st floor which could be turned into a nursery or small office. The staircase leads up to the second floor which comprises two further bedroom suites and a generous hall wardrobe, providing excellent storage facilities.







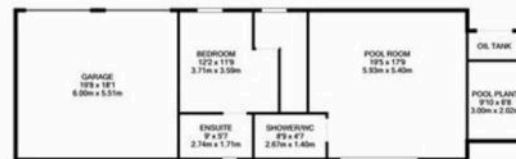
GROUND FLOOR
APPROX. FLOOR
AREA 1200 SQ.FT.
(111.3 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 1017 SQ.FT.
(94.5 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 571 SQ.FT.
(52.9 SQ.M.)



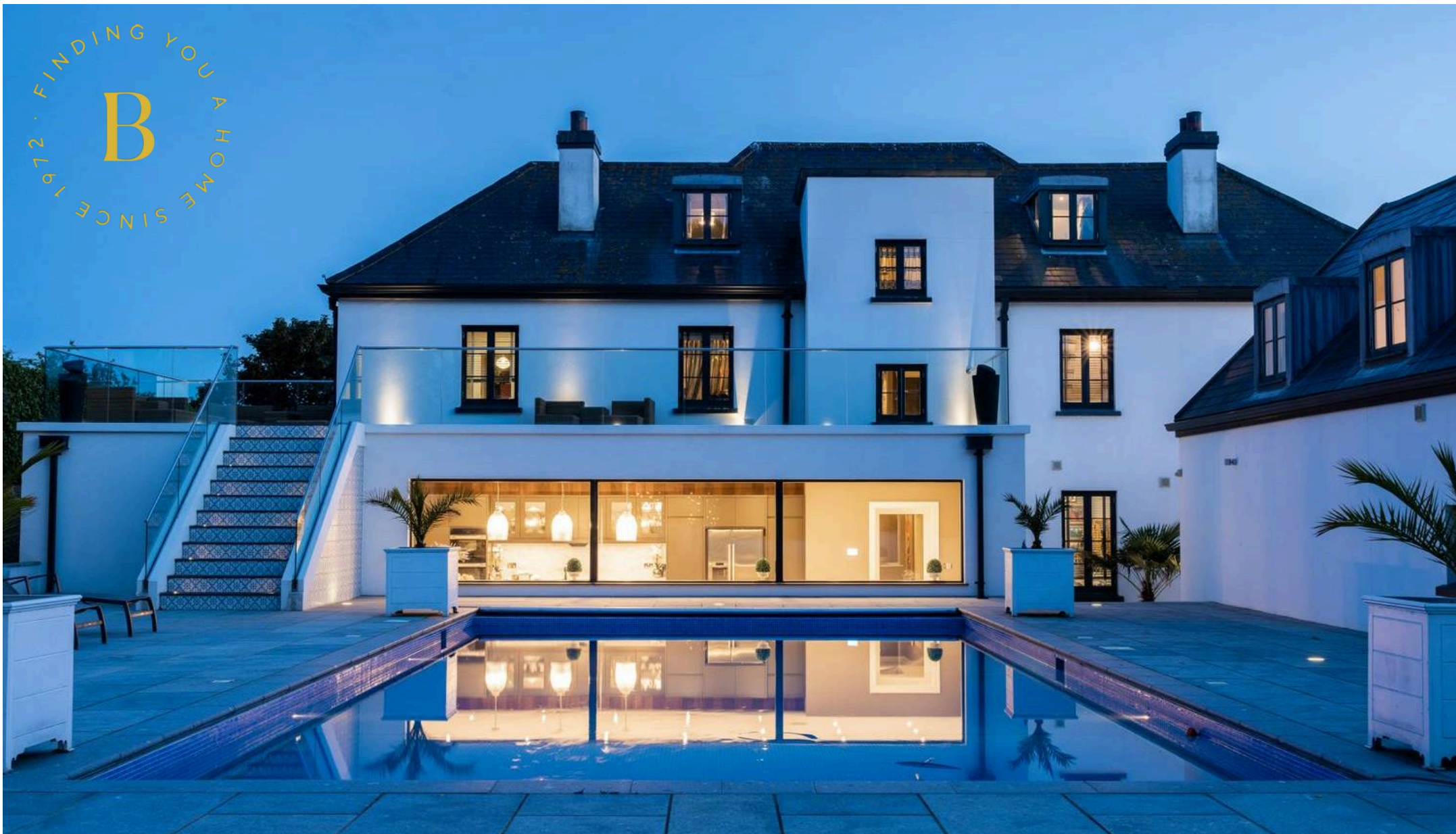
POOL HOUSE GROUND FLOOR
APPROX. FLOOR
AREA 1015 SQ.FT.
(93.7 SQ.M.)



POOL HOUSE 1ST FLOOR
APPROX. FLOOR
AREA 459 SQ.FT.
(42.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 3676 SQ.FT. (340.4 SQ.M.)

Notes: Areas shown are approximate and do not include the area of the pool, pool house, or other structures. The plan is for information only and should not be used as a basis for any construction or other work. The architect, engineer, and other professionals are not responsible for the accuracy or completeness of the information provided. The architect, engineer, and other professionals are not responsible for the accuracy or completeness of the information provided. The architect, engineer, and other professionals are not responsible for the accuracy or completeness of the information provided.



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