



6 Les Jardins Des Cures Le Chemin Des Maltieres, Grouville  
£2,950,000

**BROADLANDS**  
FINDING YOU A HOME SINCE 1972



## 6 Les Jardins Des Cures Le Chemin Des Maltieres

Grouville, Jersey

- As new detached home
- Elevated country location
- Country and sea views
- Totally renovated and extended
- Detached home office
- Close to Gorey Village
- Available immediately
- Please contact Nigel on 07797 718233 or [nigel@broadlandsjersey.com](mailto:nigel@broadlandsjersey.com)





## 6 Les Jardins Des Cures Le Chemin Des Maltieres

Grouville, Jersey

Originally built in the 60's, this striking home has been stripped back and totally renovated to a very high standard. Located on a quiet lane with lovely country views across fields to the coast, you couldn't wish for a more tranquil setting.

Designed with low maintenance in mind this could be the perfect lock up and leave. It is also well suited to working from home as the owners have converted the detached garage in to a fully insulated and wired office.

The living areas are open plan with a huge terrace accessed to the West and the dining area has full length glass to take advantage of the fabulous views.

Located just a short stroll from Gorey village with access to many bars and restaurants. The Royal Jersey golf course is also not far away.

Offered with immediate vacant possession, book your appointment to view today.





### **Living**

Open plan kitchen diner with all quality appliances. This room open on to an expansive West facing terrace maximising the evening sunshine. Separate lounge.

### **Sleeping**

3 Very good size bedrooms with the main bedroom benefitting from a large dressing room plus en suite. The other 2 bedrooms are served by a house bathroom and a house shower room.

### **Office**

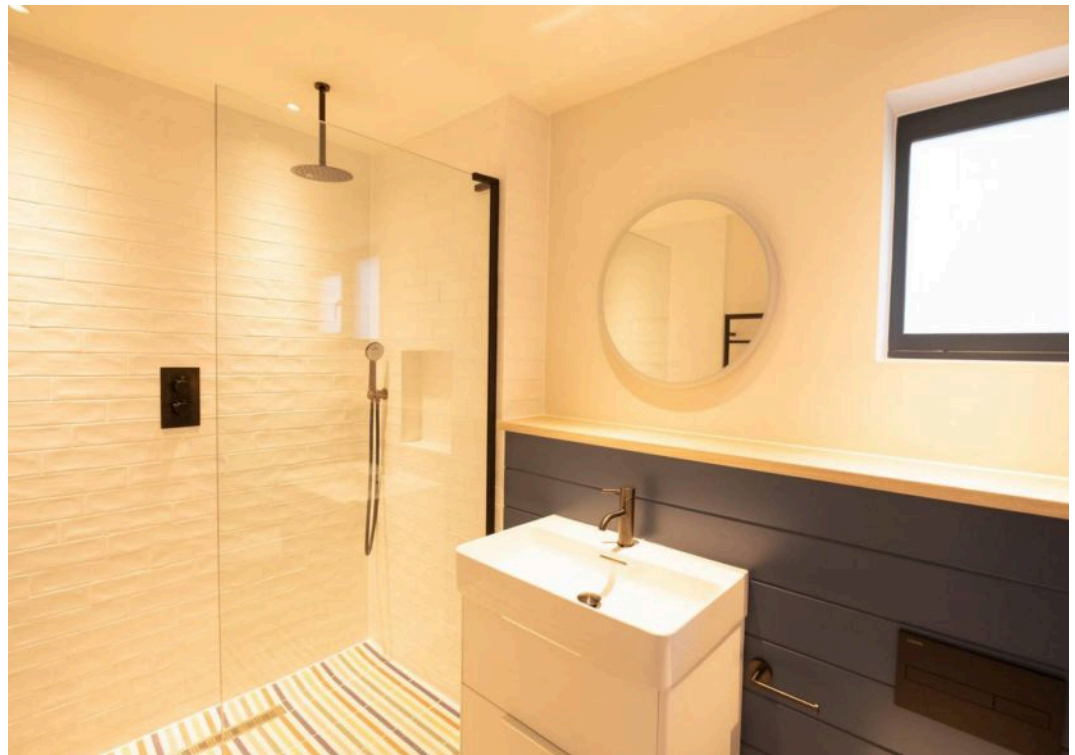
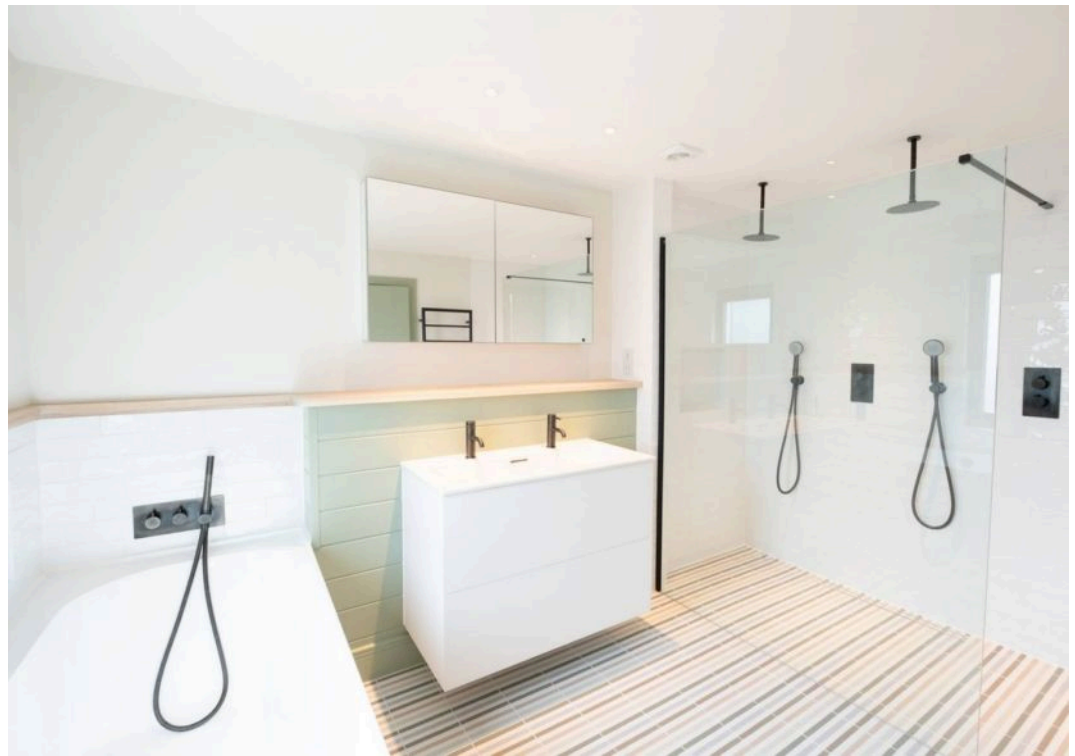
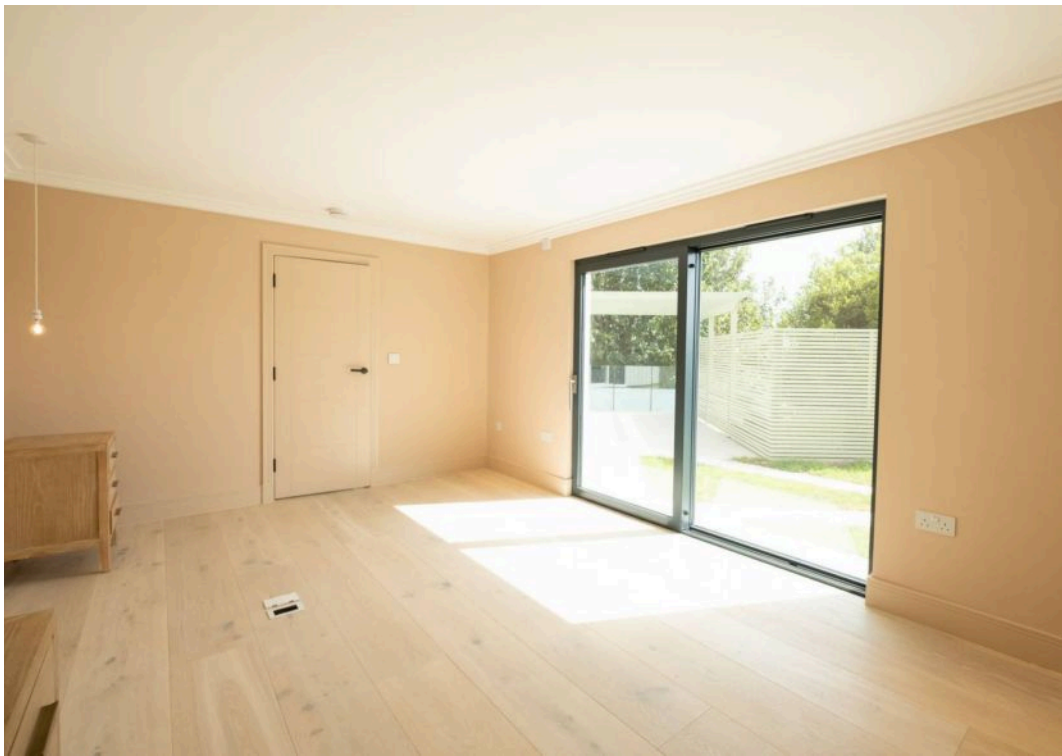
Formerly a garage. fully insulated and re roofed.

### **Services**

All electric, fully double glazed.







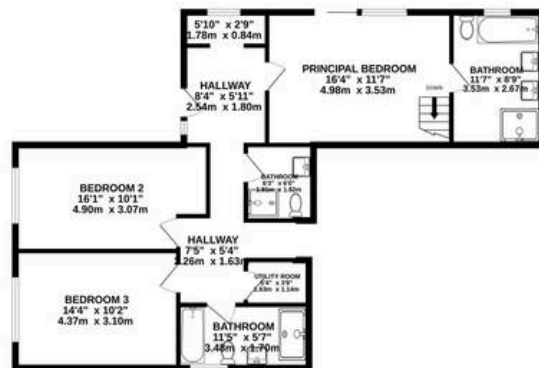




GROUND FLOOR (BUILDING 1)  
246 sq.ft. (22.9 sq.m.) approx.



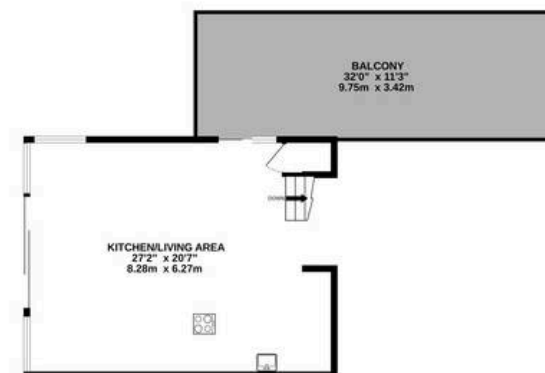
FLOOR 0 1/2 (BUILDING 1)  
875 sq.ft. (81.2 sq.m.) approx.



FLOOR 1 (BUILDING 1)  
381 sq.ft. (35.4 sq.m.) approx.



FLOOR 1 1/2 (BUILDING 1)  
540 sq.ft. (50.1 sq.m.) approx.



TOTAL FLOOR AREA : 2068sq.ft. (192.1 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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