



Clos Du Roche Les Ruisseaux, St. Brelade
£11,950,000

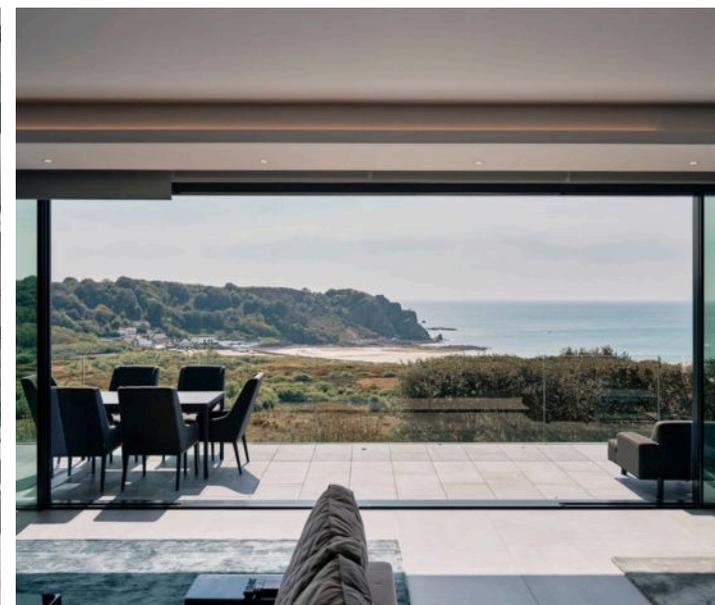
BROADLANDS
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Clos Du Roche Les Ruisseaux

St. Brelade, Jersey

Situated overlooking one of Jersey's most popular bays yet close to all major amenities and the airport it is a one off property that is hardly available on Jersey.

- Incredible modern home with panoramic sea views
- Superb open plan living space
- Top spec throughout
- Perfect luxury, low maintenance home
- Entertainment space with bar and cinema
- Wellness room, jacuzzi, pool and amazing terracing
- Located in one of Jersey's most popular parishes
- Double garage and parking for 4 cars
- Please contact Harry on 07797751557 or harry@broadlandsjersey.com



Clos Du Roche Les Ruisseaux

St. Brelade, Jersey

An exceptional 4 bedroom detached house, a modern masterpiece with breathtaking panoramic sea views. The property showcases an unrivalled open-plan living space with top-of-the-line finishes throughout, embodying the perfect blend of luxury and low maintenance living.

Entertain guests in style with the dedicated entertainment area featuring a bar and cinema, while the wellness room, jacuzzi, pool, and stunning terracing offer many options for family and friends to relax and unwind. Situated in one of Jersey's most sought-after parishes, this home exudes exclusivity and sophistication.

In addition to its impressive interior features, the property includes a double garage and ample parking for up to 4 cars, ensuring convenience and practicality for residents and guests alike. Don't miss this opportunity to experience unparalleled coastal living in a truly exceptional setting.





Living

All about the outlook. With one of the best views on the island. Floor to ceiling electric windows that retract to take it all in. Add to this a stunning open plan living space with high ceilings, fully equipped modern kitchen and design that allows you to make use of the space through all seasons.

Sleeping

There are 4 bedroom suites with the principle suite on the first floor with direct access to the terrace. the remaining 3 bedrooms are on the lower ground floor and have direct access to the swimming pool and terrace.

Additional Rooms

The home also has a full entertainment room complete with fully equipped bar and cinema. With direct access out to a terrace and jacuzzi. There is also a wellness room with heated chairs making use of the view.

Outside

Making use of the incredible views the property has ample terracing, semi-circular pool and access to all of these from every major room. Truly fantastic.

Garage and Parking

Large double garage and parking for an additional 4 cars.

Services

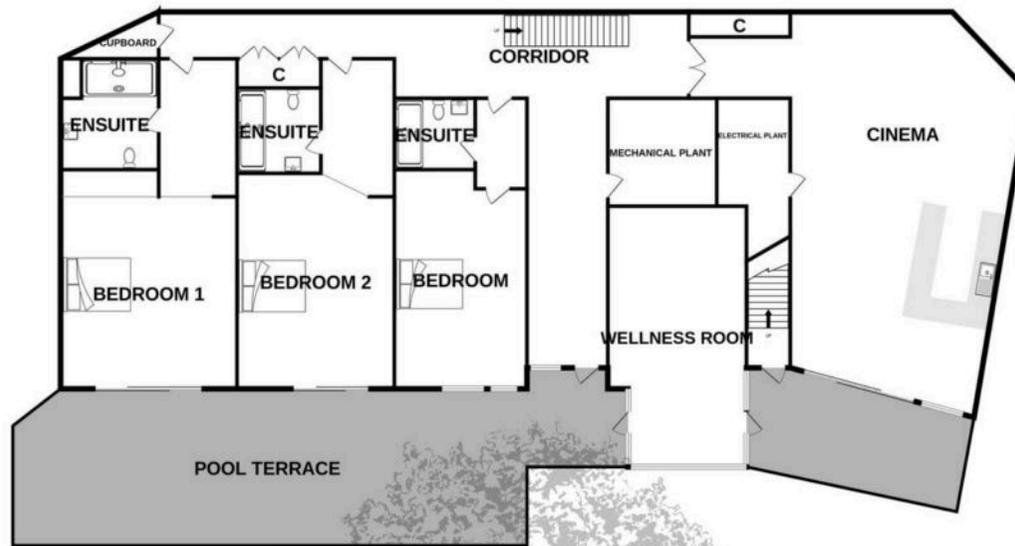
Electric heating. Air source heat pump for swimming pool. Waste pumped up from tank in the garden to mains drain. Lutron system that controls lights, blinds, curtains, and air conditioning. Air swap system.



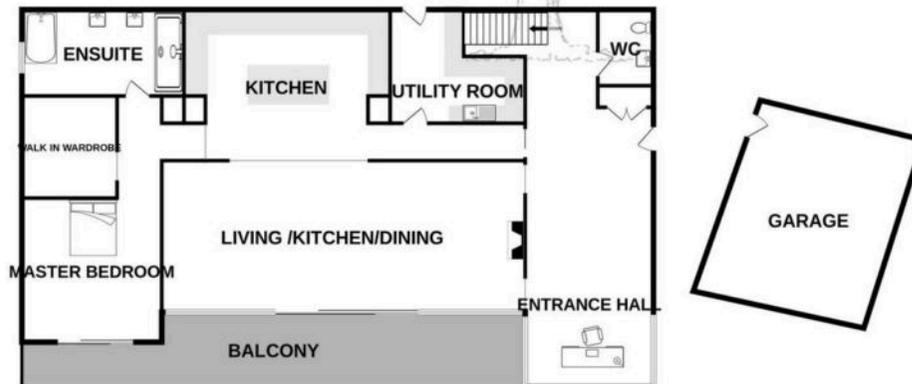




GROUND FLOOR
3313 sq.ft. (307.8 sq.m.) approx.



1ST FLOOR
2417 sq.ft. (224.5 sq.m.) approx.



TOTAL FLOOR AREA : 5731sq.ft. (532.4 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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