



Phoenix, Valongis, Alderney

*Distinctive  
Collection*











# Phoenix

Price guide €1,250,000

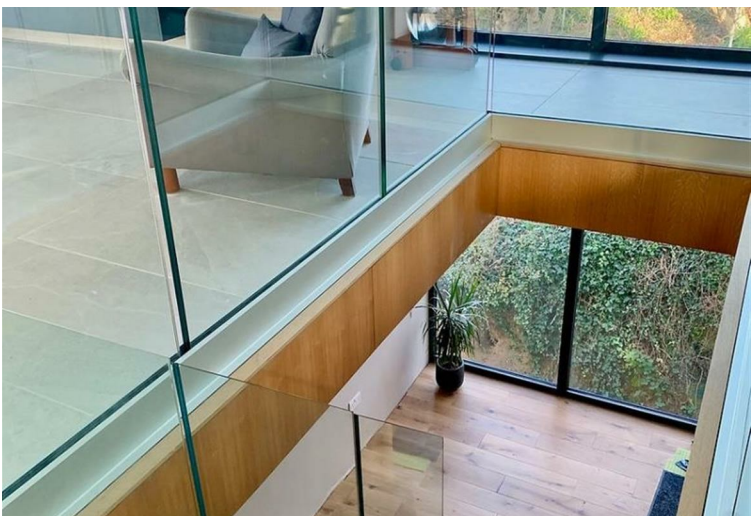
Sit at the top of a valley this stunning new property benefits from the most amazing sea views, down through the valley to the harbour and Braye Beach.

Finished to a very high standard throughout, this modern home is indeed a Grand Design scheme.

Open plan living is the theme throughout the home, large bi folding doors open up to connect with the rural location and sea view.

*An amazing new build property, nestled in a leafy valley with superb views down to Braye Baye and the harbour*





First floor Stunning contemporary open plan space, wow factor living room dining and kitchen, with state of the art appliances. Large glass balcony with commanding sea views.

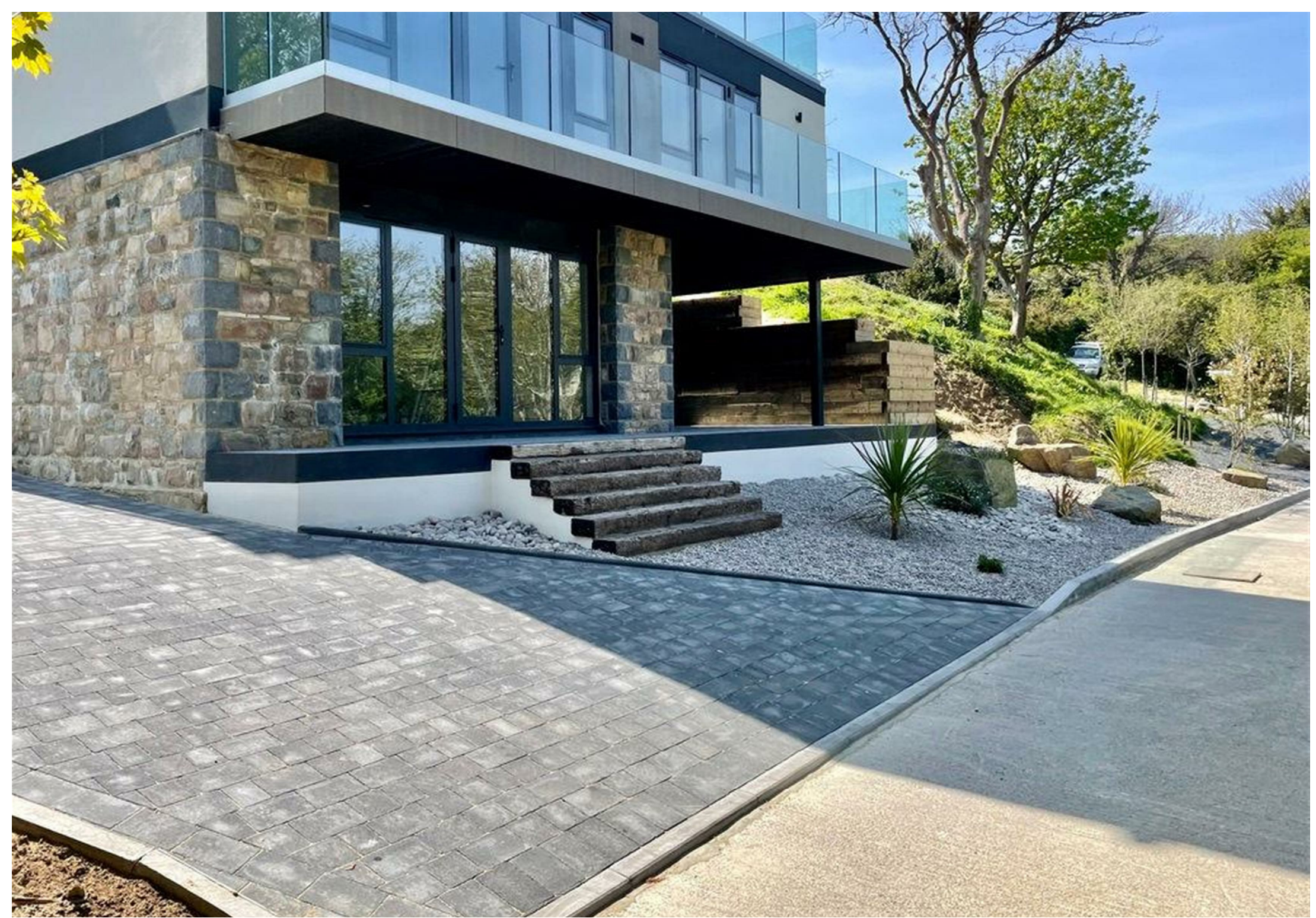
Ground Floor, three superb double bedrooms, stylish master bedroom with dressing room, en-suite and large glass balcony, double bedroom two, en-suite, large glass balcony, third double bedroom, family bathroom.

Lower Ground floor, Guest apartment, open plan living, dining, kitchen double bedroom shower room private entrance. completed Summer 2021.

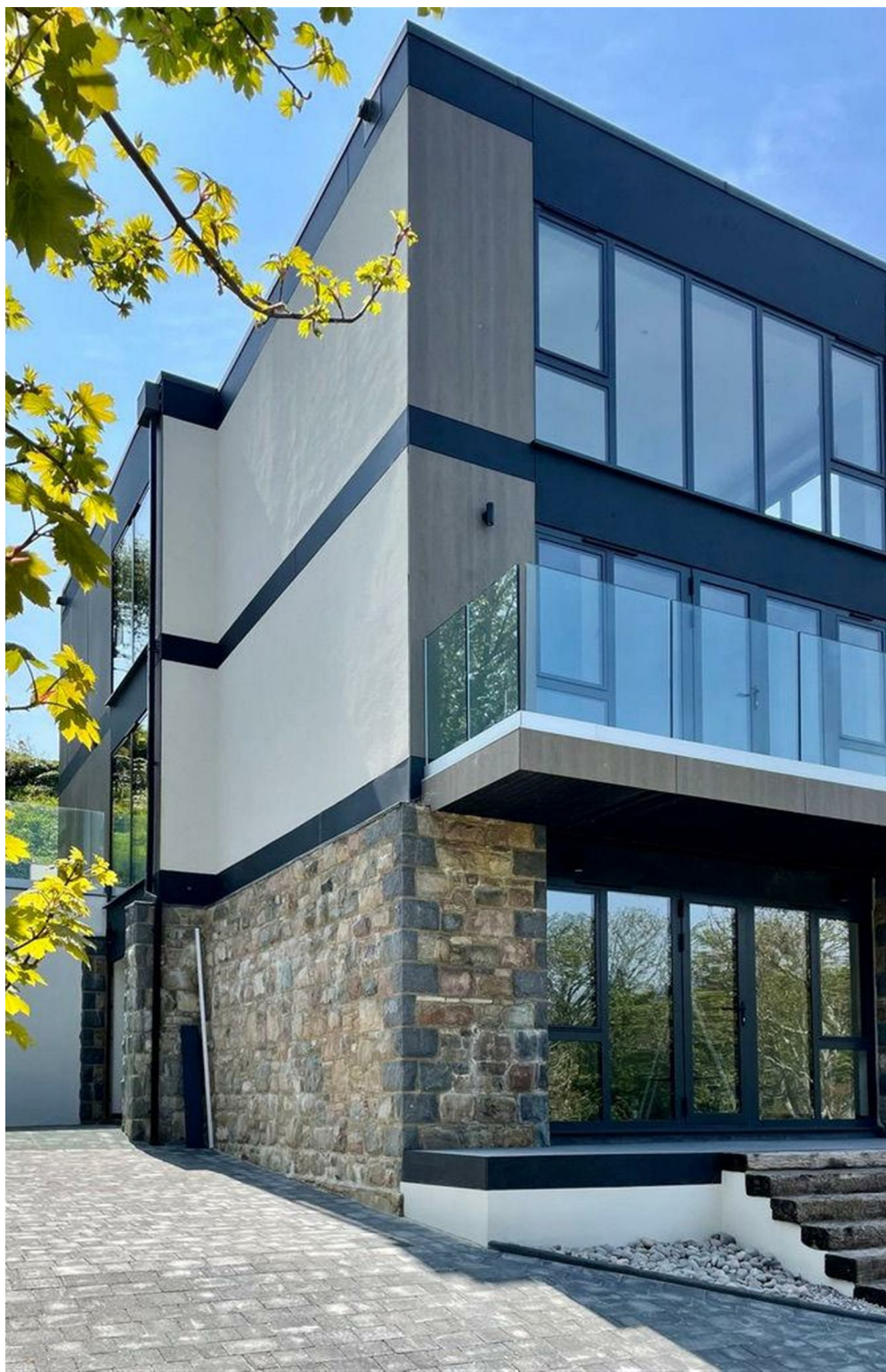








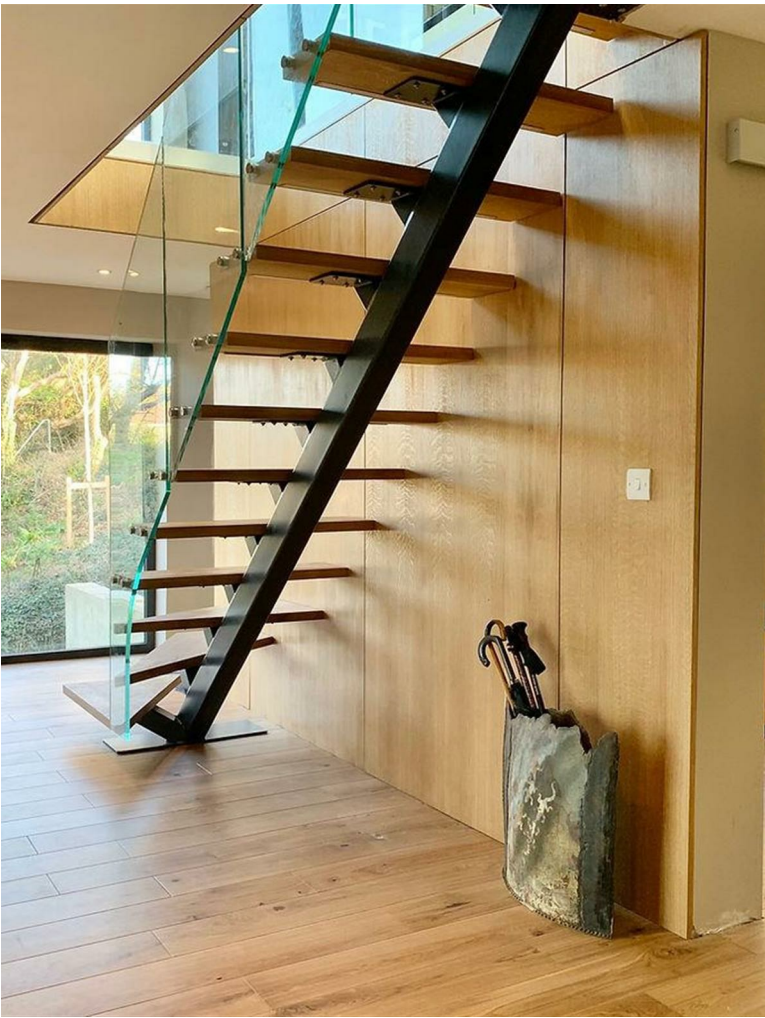
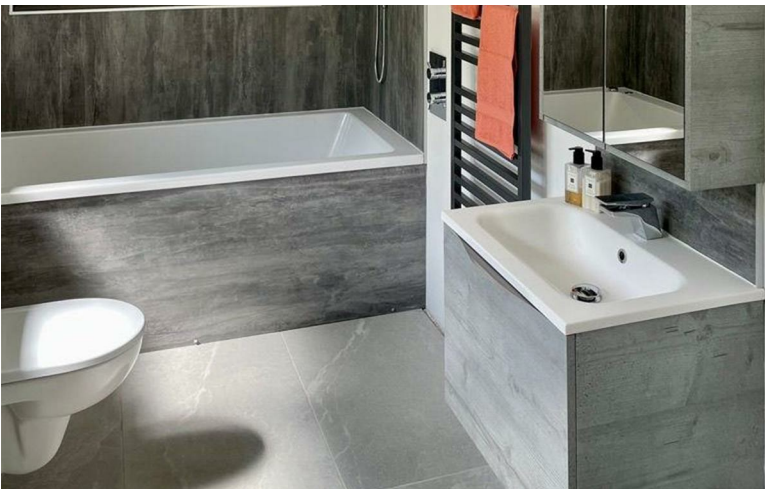








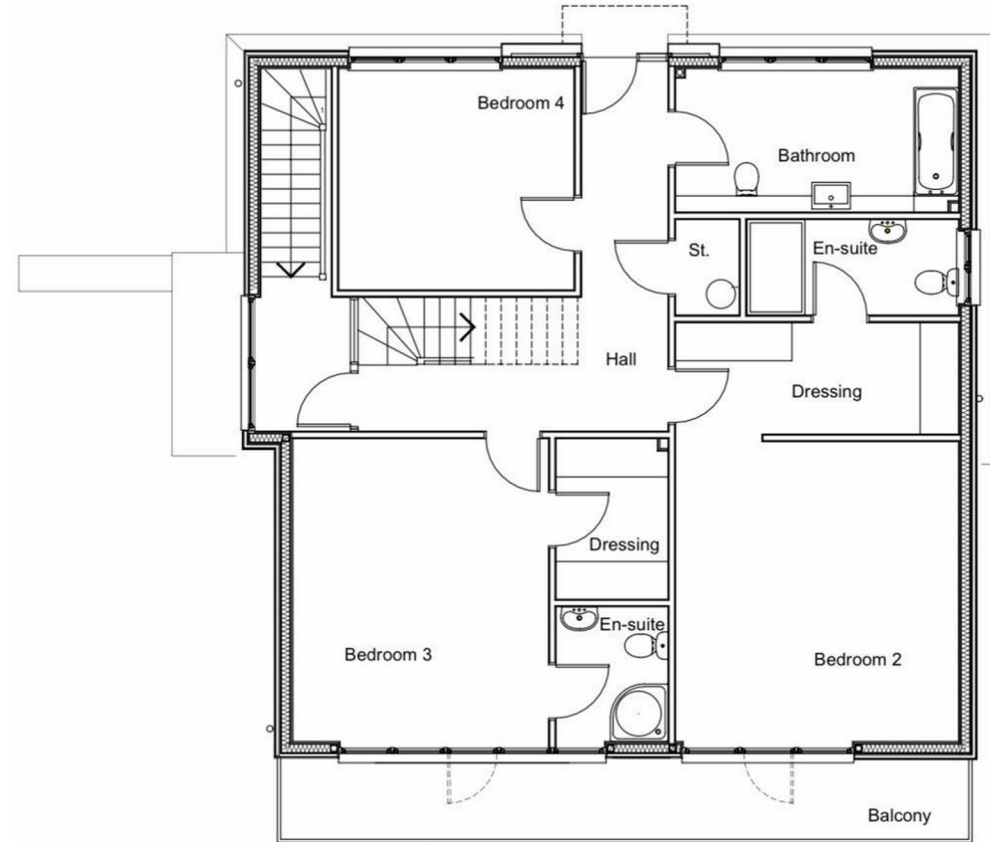








First Floor Plan



Ground Floor Plan



# General Information

**Tenure:** We believe the property to be Freehold. The agent has not checked the legal status of the property. The purchaser is advised to obtain verification from their legal advisers.

Mains water, gas and electricity are believed to be connected to the property. We believe the property to be freehold. The agent has not checked the legal status to verify the freehold status of the property.

The purchaser is advised to obtain verification from their legal advisers. Fixtures & Fittings Only those mentioned within these particulars are included in the sale price. Viewing Strictly by appointment through the Agents All electrical appliances mentioned within these sales particulars have not been tested.

All measurements believed to be accurate to within three inches. Photographs are reproduced for general information only and it must not be inferred that any item is included for sale with the property.

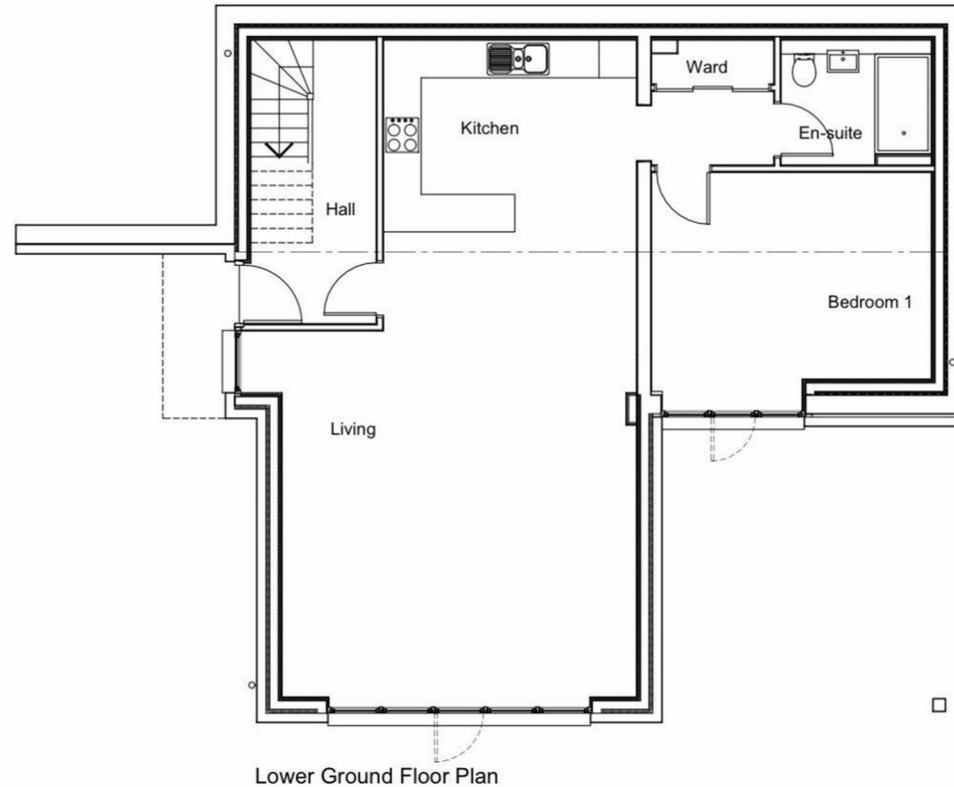
All photographs are taken with a wide angled lens Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact, and do not constitute any part of an offer or contract.

The seller does not make or give, nor do we, or our employees, have authority to make or give, any representation or warranty in relation to the property.

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Please contact the office before viewing the property. If there is any point that is of particular importance to you, we will be pleased to check the information for you and to confirm that the property remains available.

This is particularly important if you are contemplating travelling some distance to view the property. We would strongly recommend that all the information, which we provide, about the property is verified on inspection and also by your conveyancer.





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