



BROADLANDS

1 Library Place, St Helier, Jersey, JE2 3NL

Tel: 01534 880770

enquiries@broadlandsjersey.com

www.broadlandsjersey.com



Blue Fountain La Pulante, St Brelade **£1,595,000 R438**

- DETACHED PROPERTY ON THE SEAFRONT AT LA PULENTE
- CURRENTLY 70 COVER RESTAURANT WITH 4 BEDROOM REGISTERED APARTMENT ABOVE
 - PLANS PASSED TO CONVERT TO 4,000 SQ FT HOUSE
 - PURCHASE VIA SHARE TRANSFER
 - SOLE AGENT

SUPERB DEVELOPMENT POTENTIAL! Situated on the beach front at La Pulente where you can enjoy unrivaled views across St Ouen's Bay. Currently a detached 70 cover restaurant with a 4 bedroom registered apartment above. There are plans passed to convert into a luxury 4,000 sq ft house however the property is very flexible and you can tailor to suit your needs (subject to planning). If you are looking to build your own home in a truly unique location where you can watch the sun go down and have superb access to one of the most popular beaches in Jersey, then this is for you! Plans available upon request. Please call Broadlands on 01534880770 to arrange a viewing.

Downstairs

Currently a fully equipped 70 cover restaurant.

Upstairs

4 Bedroom registered apartment with excellent sea views.

Services

All Mains. No Gas

Additional Information

Plans approved to demolish existing property and build a luxury 4 bedroom detached house. Plans available on request.

Currently a 70 cover restaurant with a registered 4 bedroom apartment above which means it can be purchased by non-qualified residents.

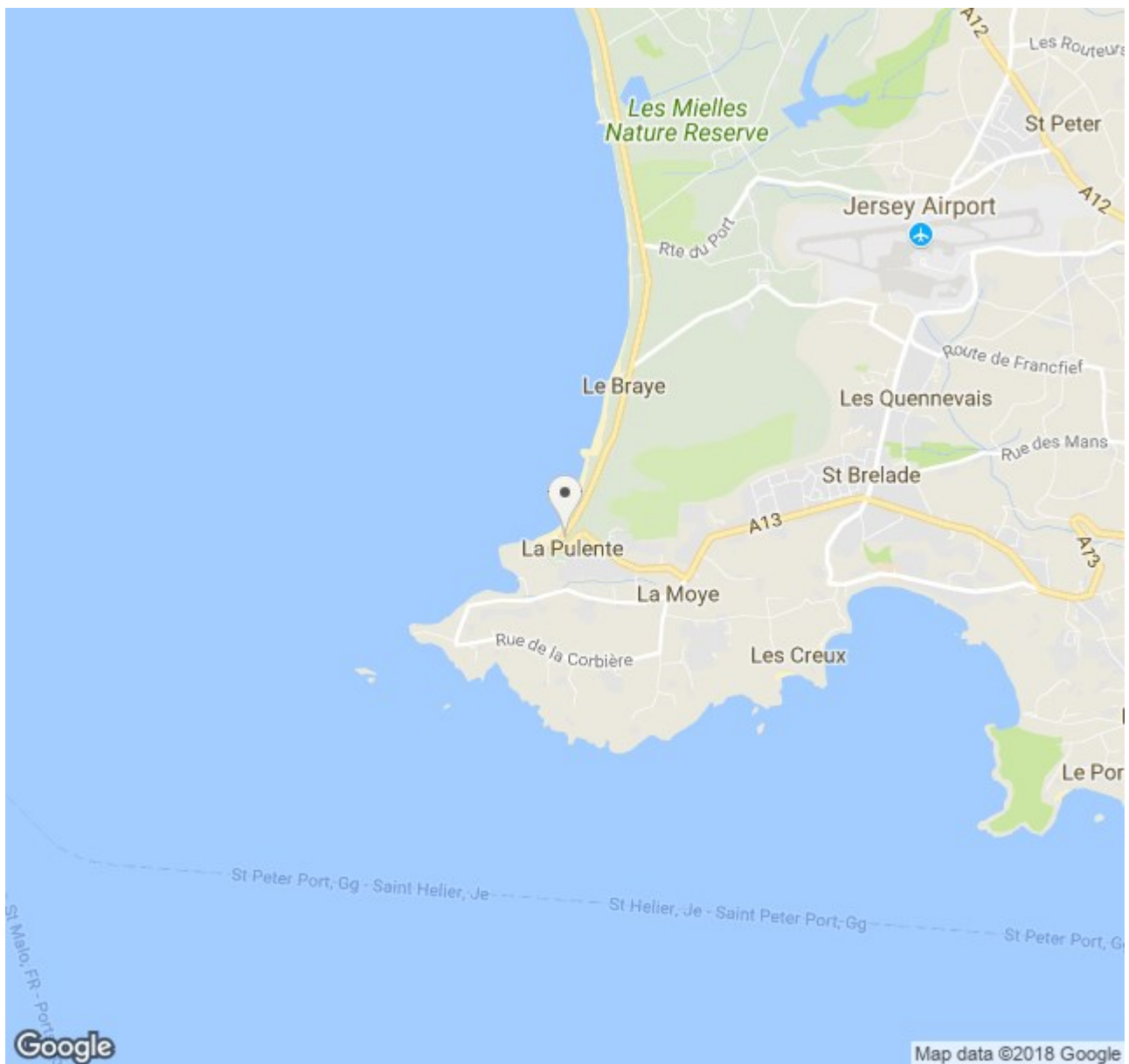
Can be purchased via Share Transfer.

The property would suit development into two luxury apartments (subject to planning).



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Directions:

Property is on the right hand side after La Pulante Pub.



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