

# SELECT PROPERTIES

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Park Cottage,  
Lower Hartwell,  
Aylesbury,  
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## REF BG150-2590

### LOCATION

This old stone built farmstead is on high ground with lovely views over the surrounding countryside. It is in a hamlet in the département of the Lot close to a large village with day-to-day facilities and about 12 kms. from the popular, lively market town of Gourdon.

### DESCRIPTION

The property is for restoration. It comprises an old stone house, a stone barn of 15m.x 6m. on two floors, a small barn of 30 m<sup>2</sup> on each of two floors and stone pigsties. The grounds extend to about **1,000 m<sup>2</sup>**.



At garden level the old house has a cave of 37.5 m<sup>2</sup> with exposed beams, stone walls and an earth floor.

The principal accommodation is reached by means of external stone steps and a covered terrace, to restore, an ancient stone évier, an œil de bœuf, flag stone floor, stone walls and exposed roof timbers. A second room of 20 m<sup>2</sup> has a fireplace, old wooden floor and exposed beams and another room measures 17.5 m<sup>2</sup>. The attic could be converted when the roof is sound.

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The ground floor of the stone barn has an earth floor, stone walls, exposed beams and mangers. The roof was renewed in 1994.

The 30 m<sup>2</sup> ground floor of the small barn has an earth floor, exposed beams and stonework. The first floor has an old wooden floor.

There is mains water and electricity on site.

**PRICE 150,500 € including Agents' fees.**

The above details are meant as a guide only. They are only indicative of the property, do not form any part of a contract and may be changed.