

SELECT PROPERTIES

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Park Cottage,
Lower Hartwell,
Aylesbury,
Buckinghamshire, HP17 8NR

REF BG161-49165

LOCATION

This stone built house was restored in 2001. It is in a hamlet in the region of Gourdon in the Lot department and about 3.5 kms. from a small village with facilities.

DESCRIPTION

The property consists of the house with a habitable area of 110 m², a terrace of 14 m², a wooden garden shed of 9 m², three rain water tanks, a pergola with a paved terrace and a pre-formed 8m.x 4m. swimming pool installed in 2003 with a treated wooden decking surround. The gardens extend to about **700 m²**.



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The house is on a slope and the upper floor accommodation comprises a sitting room of 36 m² with beams, a fireplace and insert. French doors open to the terrace and a suspended parquet floor. An equipped kitchen of 12 m² has oak cupboards and a tiled floor and there is also a shower room with a tiled shower, fitted wash hand basin and loo with a tiled floor.

On the lower garden level there is a bedroom of 18 m² with a fitted cupboard, exposed beams, a strip parquet floor and an en suite shower room with a shower, wash hand basin and loo. A second bedroom of 12 m² has exposed beams, a fitted cupboard, a strip parquet floor with an en suite shower room with a shower, wash hand basin and loo with tiled floor. There is also a room of 14 m² with a tiled floor and an oil-fired central heating boiler room/utility room/workshop of 12 m² with a cement floor.

The attic has a parquet floor.

Mains water, electricity, telephone and a fosse septique are connected. Oil-fired central heating is installed.

PRICE 161,000 € 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.