

SELECT PROPERTIES

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

REF BG192-9990

LOCATION

This modern house, built in 2005/6, is on the edge of a village with day-to-day facilities in the department of Lot.

DESCRIPTION

The house is set in gardens of **900 m²**. **As a new house the Notaire's fees are reduced to about 3%.**

At the garden level there is a garage of 20 m² with shelving and a cement floor and a store/utility room of 6.5 m² with tiled internal stairs.



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The principal accommodation has mainly tiled floors and comprises a sitting room of 36.5 m² with a fitted kitchen area and a picture window on to a tiled terrace, an inner hall, a separate loo, a bathroom with a bath, a fitted wash hand basin and a heated towel rail and a bedroom of 12.5 m² with a fitted cupboard and a strip parquet floor.



On the first floor there is a mezzanine of 17 m² and a bedroom of 21 m². Both have carpeted floors.

Mains water, electricity, telephone and drainage are connected. There is good insulation and electric heating.

PRICE 192,900 € 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.