

SELECT PROPERTIES

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

REF BG214-47224

LOCATION

This attractive old stone built property is in a village with day-to-day facilities in the département of the Lot. The popular market town of Gourdon is at about 12 kms..

DESCRIPTION

The property consists of the house, two cement terraces, one of which is covered, a pretty garden of **355 m²** and a separate parcel of **5,042 m²** of woodland.



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Typical of the regional architecture the main living space is above, in this case, a garage of 50 m² with exposed beams and stonework and a door to a terrace of 22 m² and a workshop of 27.5 m² with a loo, exposed beams and a door to the covered terrace of 20 m². Both spaces have cement floors.



The principal accommodation is reached by means of external stone steps. There is a fitted farmhouse kitchen of 55 m² with the original staircase, a fireplace and insert, exposed beams and stonework and a parquet floor. There is a salon of 32 m² with exposed beams, a fine ancient stone évier, an œil de bœuf, a chestnut parquet floor and glass doors to a 16 m² terrace.

On the first floor all the rooms have exposed beams. There are two bedrooms, one of 23 m² and the second of 26.5 m² with a fireplace. Both have parquet floors. The shower room of 11 m² has a shower, two fitted wash hand basins and a loo.

The attic/box room of 21 m² has exposed beams.

Mains water, electricity, telephone and drainage are connected.

PRICE 214,000 € 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.