

# SELECT PROPERTIES

Telephone 01296 747045  
Facsimile 0870 051 7579  
e-mail [enquiries@selprop.com](mailto:enquiries@selprop.com)  
website [www.selprop.com](http://www.selprop.com)

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

**REF BG214-54974**

## LOCATION

This new, stone built house and pigeonier is on high ground with lovely views over the surrounding countryside. It is in the Lot department, not far from a village with amenities and about 14 kms. from the popular and lively market town of Gourdon.

## DESCRIPTION

The property consists of the house with a habitable area of 150 m<sup>2</sup> set in gardens of 985 m<sup>2</sup>.



## REF BG214-54974

The ground floor accommodation comprises an entrance hall, a living room of 48.5 m<sup>2</sup> with a wood burning stove, exposed beams, a parquet floor, a sliding picture window to the terrace and stone troughs and a cloakroom with a tiled floor. There is also a utility room with exposed beams and a tiled floor and a central heating boiler room of 8 m<sup>2</sup> with a cement floor with a door to the garden.



On the first floor there is parquet flooring and the bedrooms have exposed beams. There is a landing of 3.5 m<sup>2</sup>, two bedrooms of 14.5 m<sup>2</sup> and 8.5 m<sup>2</sup>, a shower room with a shower, wash hand basin and loo and the master bedroom of 25 m<sup>2</sup> with a tiled en suite bathroom of 6 m<sup>2</sup> in the pigeonnier with an Italian shower, bath, wash hand basin and loo.

Mains water, electricity and a fosse septique are connected. The oil-fired central heating system needs finishing.

**As this is a new build the Notaire's fees are reduced to 3%**

**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.