

SELECT PROPERTIES

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

REF BG235-50581

LOCATION

This restored old stone house is in the département of the Lot, south west of Gourdon and close to the border with the Dordogne and a small town with day-to-day facilities. It is on high ground with views over the surrounding countryside.

DESCRIPTION

The property consists of the recently rewired house with a habitable area of 105 m² and a stone barn with grounds of about **1,000 m²**.



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The ground floor accommodation comprises an equipped farmhouse kitchen of 27 m² with exposed beams and stonewalls, an fine stone évier, a tiled floor and a door to a terrace. There is a salon of 20 m² with a stone fireplace, an old stone évier and exposed beams, a cloakroom with a tiled floor and a box room.



On the first floor there is a landing of 8 m² with exposed stonewalls, two bedrooms of 10 m² each, a box room and a tiled shower room with a shower, wash hand basin, loo and heated towel rail. The third bedroom of 14.5 m² has a Roman brick fireplace and exposed beams and the second bathroom has a bath, fitted wash hand basin, heated towel rail and a tiled floor.

Mains water, electricity and a fosse septique are connected. There is good insulation and electric heating.

PRICE 235,000 € 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.