

# SELECT PROPERTIES

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

**REF BG260-52956**

## LOCATION

This charming old stone built property is in the department of the Lot about 15 kms. from the popular market town of Gourdon and not far from a village with amenities..

## DESCRIPTION

The property consists of the spacious house with a habitable area of 210 m<sup>2</sup> and its pigeonnier, a vaulted cave of 30 m<sup>2</sup> and a workshop/wood store of 32 m<sup>2</sup> containing the hot water cylinder. There is also a garage of 22 m<sup>2</sup> with a cement floor, a large **stone barn** of 12m.x 6m. and a liner **swimming pool** of 5m.x 7.5m. The gardens extend to **1,110 m<sup>2</sup>**.



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The principal accommodation is above, at garden level, a self contained vaulted bedroom of 24 m<sup>2</sup> with an en suite shower room with a shower, wash hand basin and loo.



**Farmhouse Kitchen**



**Sitting Room**



**Salon**



There is a farmhouse kitchen of 27 m<sup>2</sup> with a fireplace, an antique wall cupboard and two glazed doors to the garden. The salon of 26 m<sup>2</sup> has a wooden floor as does the farmhouse kitchen. A spacious sitting room of 49 m<sup>2</sup> has exposed beams, a cobble stone floor, an open fireplace with a Godin wood-burning stove, a staircase and two glazed doors to the garden and swimming pool. Off this is a stone vaulted souillarde with a wooden floor. In addition, on this floor, there are two bedrooms with wooden floors, one of 20.5 m<sup>2</sup> has an antique wall cupboard and the other of 12.5 m<sup>2</sup> has a fireplace.

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On the first floor there is a landing/mezzanine/study of 21 m<sup>2</sup> with exposed beams, a bedroom of 19 m<sup>2</sup> with exposed beams with a sisal covered floor and an en suite shower room of 6 m<sup>2</sup> with a shower, wash hand basin, loo and tiled floor. The attic of 56 m<sup>2</sup> could be converted.

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



**This beautiful house has a wealth of charm, wonderful character and original features in an ideal location.**

**PRICE 260,000 € 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.