

# SELECT PROPERTIES

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

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

**REF BG266-10048**

## LOCATION

This old restored house is in the department of the Lot. It is on the edge of a hamlet about 5 kms. from a village with all facilities.

## DESCRIPTION

The property consists of the house with a habitable area of 200 m<sup>2</sup> set in grounds of about **3,500 m<sup>2</sup>**.



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The spacious ground floor accommodation has tiled floors, exposed beams and stonework and is full of character. It comprises a farmhouse kitchen of 60 m<sup>2</sup> with a stone fireplace, a fine stone évier and a door to the terrace. The salon measures 46.5 m<sup>2</sup> and has a very fine stone évier, an attractive fireplace with a brick potager (a space, usually in the wall, in which hot embers were put to keep food hot), an antique wall cupboard and the main external door.



On the first floor the rooms have strip parquet floors and exposed beams and again has great character. There is a landing/study of 4.5 m<sup>2</sup> and a door to the garden, four bedrooms of 7 m<sup>2</sup>, 8 m<sup>2</sup>, 10 m<sup>2</sup> and 20.5 m<sup>2</sup> and a shower room with a jet shower, a fitted wash hand basin with a mirror, a loo and exposed stonework.

The house has been rewired, has good insulation and is fitted for central heating.

Mains water, electricity and a fosse septique are connected.

**PRICE 266,600 € 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.