

# SELECT PROPERTIES

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Park Cottage,  
Lower Hartwell,  
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**REF BG 266-2559**

## LOCATION

This property of two old stone houses is on high ground with lovely views. It is in the département of the Lot in the region of Gourdon and close to a small village with a baker's shop.

## DESCRIPTION

The property consists of the two houses, a wooden garage of 2.9m.x 6.1m. and a small greenhouse. The grounds of **5,000 m<sup>2</sup>** are planted with shrubs, roses and fruit trees.



The principal house has been restored and typical of the regional architecture the main accommodation is reached by means of external stone steps. The ground floor accommodation has painted walls and ceilings and tiled floors. It comprises a kitchen of 24 m<sup>2</sup> with a door to a courtyard and a staircase to the first floor. There is a pantry with shelving, an inner hall with built-in cupboards, a bedroom of 12 m<sup>2</sup> and a bathroom of 6 m<sup>2</sup> with a bath, wash hand basin, loo and wall mounted gas radiator.

On the first floor all the walls are white and the ceilings wood panelled. The door from the terrace opens into the salon of 29 m<sup>2</sup> with a stone fireplace, built-in wall cupboards and a parquet floor. The second bedroom of 15 m<sup>2</sup> has a beige carpet on the parquet floor and a wooden door to the terrace. In addition there is an inner hall of 4 m<sup>2</sup> with a built-in wardrobe and a bathroom with a bath, wash hand basin and loo.

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

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**The ground floor of the second house** has tiled floors and painted walls and ceilings. There is a farmhouse kitchen of 28 m<sup>2</sup> with two French doors to the courtyard, air conditioning, a bedroom of 8 m<sup>2</sup>, a bathroom of 5 m<sup>2</sup> with a bath, wash hand basin and loo, a utility room of 6 m<sup>2</sup> with a hot water cylinder, sink and door to the courtyard and a cave of 12 m<sup>2</sup>.

Mains water and electricity are connected.

**PRICE 266,500 € 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.