

# SELECT PROPERTIES

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Park Cottage,  
Lower Hartwell,  
Aylesbury,  
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**REF BG268-2334**

## LOCATION

This traditional style property is on the edge of a village with day-to-day facilities. It is in the département of the Lot, not far from the popular market town of Gourdon.

## DESCRIPTION

The property was built in 1980 in brick with traditional timbers. The gardens extend to **2,500 m<sup>2</sup>** with the possibility of purchasing an additional **3,000 m<sup>2</sup>** or **7,000 m<sup>2</sup>**.



At the garden level there is a garage of about 51 m<sup>2</sup> with a concrete floor, a utility room of about 20 m<sup>2</sup> with a concrete floor, a hot water cylinder and a wash hand basin. Drains are in place for the installation of a loo. There is also a cave of about 10 m<sup>2</sup> with a concrete floor.

The living space comprises an entrance hall with a fine elm staircase leading to the pigeonier. The living room of about 50 m<sup>2</sup> has cob walls, a lovely fireplace and large picture window and the kitchen of about 12 m<sup>2</sup> has a sink, and tiled walls. This part of the house has an Ardois slate floor and exposed beams. A corridor leads to four bedrooms, one of 7 m<sup>2</sup> has a large linen cupboard and the second and third, of 10 m<sup>2</sup> and 10.5 m<sup>2</sup>, have a built-in cupboards. The fourth bedroom of 20 m<sup>2</sup> has a tiled en suite shower room.

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On the first floor the pigeonier of about 12 m<sup>2</sup> has a carpeted floor and wood panelled ceiling. This can be removed to expose the rafters.

Mains water, electricity, drainage and a telephone are connected. There is electric heating and very good insulation.

**A lovely house!**

**PRICE 268,000 € 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.