

SELECT PROPERTIES

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Park Cottage,
Lower Hartwell,
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REF BG277-49426

LOCATION

This impressive stone built property is in a hamlet in the region of the popular market town of Gourdon in the département of the Lot. From its position it has excellent views over the surrounding countryside.

DESCRIPTION

The property consists of the house and its adjoining barn of 88 m² on each of two floors, a covered shelter and small cowsheds. There is a liner swimming pool of 11m.x 5.3m. with a lovely surrounding terrace within the grounds of about **6,300 m²**.



Typical of the regional architecture the principal living space is above, in this case at garden level, a utility room and a central heating boiler room both with exposed beams and stonework and cement floors and a cave/box room with exposed beams.

The main accommodation comprises a large farmhouse kitchen of 64 m² with exposed beams and stonework, a superb stone fireplace, a tiled floor and a door to a terrace with a covered porch. There is an inner hall, a tiled bathroom with a bath, shower and wash hand basin and a separate loo also with a tiled floor.

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On the first floor there is a landing, three bedrooms of 12 m², 11 m² and 20 m² with parquet floors, the latter also has exposed beams. There is a bathroom with a bath, fitted wash hand basin and a loo.

A very nice property with great possibilities.

PRICE 277,000€ € 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.