

SELECT PROPERTIES

Telephone 01296 747045
Facsimile 0870 051 7579
e-mail enquiries@selprop.com
Web site www.selprop.com

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

REF BG285-10101

LOCATION

This restored stone built property dating from 1765 is in a village/hamlet in the department of the Lot. It is about 5 kms. from a larger village with amenities.

DESCRIPTION

The property consists of the house with many original features retained, a pretty tiled terrace with parking for a car and a courtyard garden of about **70 m²**.



REF BG285-10101

All the principal rooms in the house have exposed beams and stonework. The ground floor accommodation has tiled floors and comprises a salon of 24 m² with a fireplace and a wood-burning stove, a vaulted stone doorway with stairs to the first floor. The equipped farmhouse kitchen of 31.5 m² has a superb souillarde and a French door to the terrace.



There are parquet floors on first floor which has a landing of 4 m² with a staircase to the second floor, a bedroom of 15 m² with built-in hanging space and a French door to a wooden balcony of 5 m². The en suite bathroom of 5 m² has a fitted wash hand basin, a jet shower, a bidet and a loo. The other bedroom on this floor measures 26 m² with a lovely fireplace and an en suite shower room containing a fitted wash hand basin, a jet shower, a bidet and a loo.

On the second floor there is a third bedroom of 33 m² with an en suite bathroom of 10 m² having a jet shower, a Jacuzzi bath, two fitted wash hand basins, a bidet and a heated towel rail. There is also a separate tiled loo and wash hand basin.

Mains water, electricity, telephone and drainage are connected. **There is good insulation and central heating with air conditioning.**

REF BG285-10101

This charming old house has a wealth of original character at the same time enjoying the modern luxuries of all en suite bathrooms and both central heating and air conditioning.

PRICE 285,000 € 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.