

SELECT PROPERTIES

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Park Cottage,
Lower Hartwell,
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REF BG324-2618

LOCATION

This old stone barn is in the course of restoration. It is in the département of the Lot about 12 kms. south east of the popular market town of Gourdon and not far from day-to-day facilities.

DESCRIPTION

The property consists of the barn set in grounds of **1,400 m²**.

The accommodation on the ground floor comprises an entrance hall with exposed beams and stonework, an œil de bœuf and stairs to the mezzanine. The salon of 40 m² has a fine stone fireplace, exposed stonework and a parquet floor. The kitchen of 38 m² has built-in cupboards, exposed beams and stonework, a tiled floor and two gas central heating boilers. In addition there is a room with exposed beams and stonework in which it is planned to create a bathroom with a loo and heated towel rail and a tiled utility room of 4.5 m².



On the first floor nearly all the rooms have exposed beams, stonework and parquet floors. There is a mezzanine, a large bedroom of 40 m² with an en suite shower room with a shower, wash hand basin and loo, another bedroom of 18 m² and a shower room with a shower, wash hand basin, loo, with tiled walls. A third bedroom of 22 m² has a mezzanine and an en suite shower room with a shower, wash hand basin and loo.

On the second floor there two more bedrooms with exposed beams and stonework. One measures 22 m² and the other of 16.5 m² has a parquet floor.

Mains water and electricity are connected. The gas central heating needs completion.

PRICE 324,500 € 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.