

# SELECT PROPERTIES

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

**REF BG414-10011**

## LOCATION

This restored old stone house in the Perigourdiian style is in the country about 4 kms. from a lively market town in the Lot department.

## DESCRIPTION

The property consists of the house, a wooden henhouse/lean-to and a well set in beautiful private grounds of **4,605 m<sup>2</sup>** with fruit and other trees.

Typical of the regional architecture the principal accommodation is reached by means of external stone steps and a covered porch.



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In this case at the garden level there is a summer kitchen/utility room/oil-fired central heating boiler room, a guest suite comprising a bedroom of 30 m<sup>2</sup> with a fitted cupboard, a burnt earth tiled floor and a door to the garden. The en suite shower room has a shower, wash hand basin and a loo. Also at this level, with cement floors, there is a box room/workshop with a fuel tank and a vaulted external door, a garage for two cars with an ancient stone évier and exposed stonework and a cave à vin.



On the main floor most of the accommodation has exposed beams and stone work and, with the exception of the bedrooms, have burnt earth tiled floors.. It comprises an equipped farmhouse kitchen of 26 m<sup>2</sup> with a door to the covered porch, a sitting room of 28 m<sup>2</sup> with an open fireplace in stone, a bathroom of 9 m<sup>2</sup> with a bath, a large pedestal wash hand basin, a bidet and a fitted cupboard and a separate loo with access to the attic that could be converted to provide additional living space.

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The two bedrooms of 14 m<sup>2</sup> and 15 m<sup>2</sup> have fitted cupboards and exposed beams. An inner hall/corridor has a door to a balcony.



Mains water, electricity, telephone and a fosse septique are connected. Double glazing and oil-fired central heating is installed.

**PRICE 414,000 € 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.