

SELECT PROPERTIES

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

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

REF BG440-44077

LOCATION

This 1990's property is on high ground in the département of the Lot about 7 kms. from a popular market town with day-to-day facilities.

DESCRIPTION

This fine property consists of the house with a habitable area of 195 m², an integral garage with a cement floor, a south-facing covered terrace of 26 m² and a swimming pool of 11m.x 5.5m. The gardens extend to about **4,000 m²**.



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The ground floor accommodation comprises a living room with exposed beams, burnt earth tiled floor and a picture window and an equipped kitchen with an oven, electric hob, refrigerator and a tiled floor. There is a utility/boiler room with a sink and Chappée boiler, a room with a shower and tiled floor and a cave à vin also with a tiled floor. In addition there is parquet flooring in an inner hall and two bedrooms, one of which has a picture window with a parquet floor. The tiled shower room has a shower, fitted wash hand basin and a loo and there is a separate loo with a cupboard and tiled floor.



There is parquet flooring on the first floor where there is a landing, three bedrooms, one of which has a large cupboard and a picture window towards the terrace, a bathroom with a bath, shower, two fitted wash hand basins, shelving and cupboards and a separate loo.

Mains water, electricity, telephone and a fosse toutes eaux are connected. There is under floor central heating.

This is a comfortable house of high quality, creating an environment for an enviable life style in a lovely location.

PRICE 440,000 € NEGOTIABLE 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.