

SELECT PROPERTIES

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

REF BG446-54431

LOCATION

This Perigourdan style stone built house is close to a lively and popular market town in the department of Lot.

DESCRIPTION

The property consists of the house and terrace set in level grounds of **7,000 m²** containing a pond and fruit trees.



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The principal living space is reached by means of external stone steps. At the garden level there is a garage of 31 m², a cave of 21.5 m², another of 30.5 m², all with cement floors and a box room of 14.5 m².



The accommodation comprises an entrance hall of 7 m² with a tiled floor, a cloakroom with a cupboard, a living room of 46 m² with a fireplace and insert, exposed beams and two French doors to a terrace. There is a fitted kitchen with a cupboard and tiled floor. There is also a bedroom of 11.5 m² with a fitted cupboard and tiled floor and a tiled bathroom with a bath, bidet and wash hand basin.

On the first floor there a mezzanine of 17 m² with a parquet floor, and two bedrooms of 13 m² and 13.5 m², all with exposed beams. The bathroom of 5 m² has a bath, wash hand basin and a loo.

Mains water, electricity, telephone and a fosse tout à l'égout are connected. There is electric heating.

PRICE 446,000 € 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.