

# SELECT PROPERTIES

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

**REF BG452-43777**

## LOCATION

This attractive modern house is in the department of Lot, on the Causse about 11 kms. south of a large, pretty village with all facilities.

## DESCRIPTION

The property consists of the house with most of the accommodation on the ground floor, a swimming pool of 12m.x 6m.x 1.7m. built in 2000 and a garage for one car built in 1998. The grounds extend to about **2 hectares**.



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There are mainly tiled floors throughout the ground floor where there is a conservatory of 21 m<sup>2</sup> with a flagstone floor, a fine living room of 63 m<sup>2</sup> with a fireplace and insert, five French doors to the courtyard and covered arcaded terrace, an equipped kitchen of 13 m<sup>2</sup> and a storeroom of 5 m<sup>2</sup>. There is also a study space of 9 m<sup>2</sup> that could be used as a bedroom, a bedroom of 23 m<sup>2</sup> with two fitted cupboards and two French doors to the courtyard, a tiled bathroom of 6 m<sup>2</sup> with a jet shower, fitted wash hand basin and a bath and a separate loo and wash hand basin.



On the first floor there is a bedroom of 16 m<sup>2</sup> with a tiled floor, and door to a balcony and an en suite shower room with a shower, fitted wash hand basin and a loo.

Mains water and a water softener and electricity are connected.

**This is a fine contemporary house designed for a comfortable, easy life style.**

**PRICE 452,000 € 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.