

# SELECT PROPERTIES

Telephone 01296 747045  
Facsimile 0870 051 7579  
e mail [sp@french-houses.demon.co.uk](mailto:sp@french-houses.demon.co.uk)

Park Cottage,  
Lower Hartwell  
Aylesbury,  
Buckinghamshire HP 17 8NR

**REF BG 497-2377**

## LOCATION

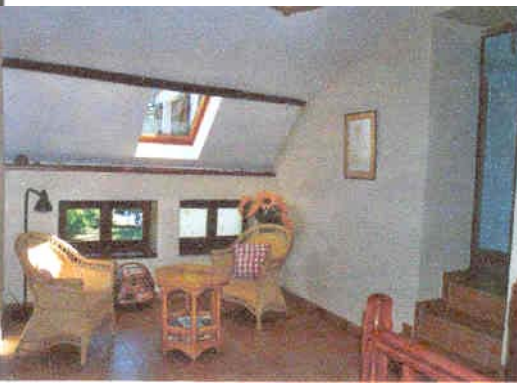
This old stone house is in a hamlet in the north west of the département of the Lot about 4 kms. from a large village with day-to-day facilities. It is on level ground with views over the surrounding countryside. The popular market town of Gourdon is about 18 kms. away.

## DESCRIPTION

The property consists of the well restored house, a stable/workshop with a small terrace and a pool machinery building with a tiled shower and wash hand basin. There is a 12m.x 6m. swimming pool in the grounds of **1.7 hectares**.



**Salon**



**Study**



**Dining Room**

The accommodation at garden level has tiled floors and comprises an entrance hall with large French doors to the garden, a summer sitting room of 37 m<sup>2</sup> with exposed stonework, French doors to a terrace and an œil de bœuf.

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There is also a tiled cloakroom, storage space and a cupboard under the stairs. A passageway leads to a bedroom of 14.5 m<sup>2</sup> with a built-in cupboard, one of 12.5 m<sup>2</sup> and a third of 14.5 m<sup>2</sup> with a tiled shower room with a shower and fitted wash hand basin.



On the floor above most of the rooms have tiled floors. There is a fitted kitchen of 20 m<sup>2</sup> with exposed beams and stone walls and a dining room of 37 m<sup>2</sup> with exposed beams and a stone fireplace. Both rooms have a door to a terrace. There is a large study/landing of about 18 m<sup>2</sup>, two carpeted bedrooms of 12.5 m<sup>2</sup> and 24 m<sup>2</sup>, totalling five bedrooms and a tiled bathroom of 18 m<sup>2</sup> with a bath, two fitted wash hand basins and a loo.

To the rear is a small attached house, we understand is normally occupied for about 2 weeks per year.

Mains water, electricity, telephone and a new fosse septique are connected. There is oil-fired central heating.

**PRICE 497,000 €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.