

SELECT PROPERTIES

Telephone 01296 747045
Facsimile 0870 051 7579
e-mail sp@french-houses.demon.co.uk
website www.selprop.com

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

REF BG572-42592

LOCATION

This impressive 1976 stone built Quercynois house is on high ground with superb views over the surrounding countryside. It is in the département of the Lot in the region of Gourdon and 2 kms. from day-to-day facilities.

DESCRIPTION

The property consists of the house with a habitable area of 277 m² set in grounds of **19,464 m²** containing mature trees, fruit trees and some woodland.



REF BG572-42592

The house is built on a slope and thus permits a sous-sol providing a garage of 181 m² for three cars, an oil-fired central heating boiler and fuel tank and stairs to the upper level.



The accommodation is reached from the upper level, of 157 m², and comprises an entrance hall with exposed beams and a staircase, a salon with a stone fireplace, exposed beams and stonewalls and a dining room also with exposed beams and stonewalls. These areas have sandstone floors. There is also a cloak room with a tiled floor and a conservatory of 47 m² with exposed beams and stonewalls. The equipped kitchen with oak units, a hob, extractor fan, two ovens and exposed beams and a box room/store each has a burnt earth tiled floor. In addition there is a bedroom with a walk-in wardrobe and a tiled floor and a tiled bathroom with two fitted wash hand basins, a bath, a bidet and a heated towel rail.

REF BG572-42592

On the first floor of 120 m² there is a landing serving four bedrooms with exposed beams, two studies, a tiled bathroom with a bath, wash hand basin and a bidet and a separate loo.

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

This is a truly splendid property with numerous additional features.

PRICE 572,000 € 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.