

SELECT PROPERTIES

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Park Cottage,
Lower Hartwell,
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REF BID303-6013

LOCATION

This early XVIIIth century stone built house is in the centre of a charming and lively market town in the département of the Aveyron. In addition to the usual day-to-day facilities there are doctors, dentists, restaurants and an hotel.

DESCRIPTION

The property consists of the two storey house with a basement and two attics that contains a number of interesting architectural features and is in generally good condition but in need of some updating. There is mains gas central heating. It has an attractive walled garden of **1,000 m²** planted with numerous trees and shrubs and double gates to the street.

Typical of the region the living space is above, in this case, two caves of 44.1 m² and 42.1 m², a larder, a spacious vaulted wine cave and a garage of 37 m².



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The ground floor accommodation comprises double doors from the garden into a hall of 9.7 m² with a tiled floor and a Gothic window. Double doors open into a study of 16.5 m² with a tiled floor, marble fireplace south and west facing windows and French doors to the garden. From the hall a door leads to the kitchen that has a tiled floor and west facing window and another door opens to a central passage that connects to an inner hall. There are double doors to the 35 m² salon with an original oak parquet floor, two south facing windows on to the garden and a striking marble fireplace above which is a window. Double doors open into the dining room with two north facing windows and a similar fireplace surmounted by a window, there is also a door to a corridor leading to the kitchen. Off this corridor there is a bathroom and a service staircase to the first floor and basement.



From the hall the main staircase leads to a landing of 13.25 m². There is a bedroom of about 27 m² above the study with a marble fireplace, south and west facing windows, an en suite dressing room of 8.3 m² and, to be completed, a large 12.25 m² bathroom with a north facing window. Another bedroom off the landing and above the salon measures 16.3 m². It has a Gothic window and another overlooking the garden and a door to the service corridor that leads to three more bedrooms.

Each of these bedrooms has a marble fireplace, one of 17.5 m² has a north facing window and a second of about 21 m² has two windows facing south and north east. The third of these bedrooms measures 21.3 m² has two windows and a an XVIIIth century bed alcove with walk-in cupboards on each side. At the end of the corridor a door opens on to a small covered terrace.

Mains water, electricity, drainage and gas are connected. The telephone has broadband access. There is gas fired central heating.

This is a quite exceptional and special property of some importance in the architectural landscape today.

PRICE 303,500 € 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.