

# SELECT PROPERTIES

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

**REF G1000-967**

## PROVISIONAL DETAILS

### LOCATION

This magnificent restored period property is in the region of Figeac in the department of the Lot.

### DESCRIPTION

The property consists of the house with a habitable area of 300 m<sup>2</sup> that has been tastefully restored, an old stone barn converted into a luxurious gîte of 90 m<sup>2</sup> together with a garage and workshop of 30 m<sup>2</sup>, other outbuildings and annexes with the pool heating and machinery space and a utility room. The 15m.x 6m. swimming pool, which is in a dominant position with superb views, has an associated shower and loo in the middle of a large courtyard. The grounds of **6 hectares** have a 200m. practice golf range and are in an area cleared for private helicopter use.



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The accommodation comprises a large salon/sitting room with a splendid period fireplace, a dining room, a large kitchen and five bedrooms.

**The gîte / maison d'amis in the stone barn** is most tastefully and luxuriously converted to the highest standards. The accommodation comprises a large living room, a kitchen, 2 bedrooms and a large bathroom with a separate loo.



This is a truly superb property only just on the market. Additional details will be supplied as soon as possible.

**PRICE 1,000,000 € 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.