

SELECT PROPERTIES

Telephone 01296 747045
Facsimile 0870 051 7579
e mail enquiries@french-houses.demon.co.uk

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

REF G161-881

LOCATION

This splendid, extensive property is in the département of the Lot about 14 kms. north east of the popular market town of Figeac. From its south facing position there are superb views over the surrounding countryside.

DESCRIPTION

The property consists of a **fully restored XVII/XVIIIth century house**, in good condition but in need of refreshment and with replaced window frames and shutters. Adjoining the house is a barn with a workshop and an attached lean-to used as a storeroom.



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The garden extends to **643 m²**.

The ground floor accommodation comprises a spacious sitting room of 36.2 m² with an open fireplace, a kitchen of 12.9 m² with floor and wall units and some machines. Both these rooms have chestnut wooden floors. There is also a pantry of 13.9 m² and a shower room of 4.3 m² with a loo.

On the first floor there is a bedroom of 32.25 m² with a door to a covered terrace, a master bathroom of 6.75 m² with a bath, a therapeutic shower and a loo and another bedroom of 11 m² with built-in cupboards. The third bedroom of 20 m² has an en suite shower room and a loo. There is also a study of 22.8 m² and a box room of 20.45 m² with a hot water cylinder. Oil-fired central heating is provided by a new Geminox boiler.



There is direct access to the house from the 43.6 m² ground floor workshop in the attached barn and the upper floor is adjacent to the study and box room. This could enable the enlargement of the accommodation. On the roof there are solar panels.

PRICE 161,500 €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.