

SELECT PROPERTIES

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Park Cottage,
Lower Hartwell,
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Buckinghamshire, HP17 8NR

REF G256-667

LOCATION

This old farmhouse is in a secluded position amidst wonderful countryside, overlooking the River Célé valley, in the département of the Lot. It is not far from the historic market town of Figeac.

DESCRIPTION

The property is in the course of extension and restoration. About 152 m² is comfortably habitable. It has a new roof and new windows, doors and floors. There is a detached garage and an above ground swimming pool of 7.5m.x 3.75m.. The enclosed grounds extend to **3.96 hectares** and are planted with fruit and specimen trees.



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Typical of the regional architecture the living space is above, in this case, a sous-sol containing two caves and a central heating boiler room with a new low temperature boiler.



At the garden level there is an entrance hall of 10.6 m² with cupboards, a cloakroom of 2.95 m², a kitchen of 24.2 m² and a laundry room of 4.5 m². The sitting room is 42.45 m² with large picture windows overlooking the garden and a mezzanine of 26 m² is above. There is also a bedroom of 19.55 m² with a mezzanine of 12 m² and a bathroom of 7 m².

The first floor measures about 50 m² where a further two bedrooms and a bathroom could be created.

Central heating and water pipe work is in place.

This property is ideal as a family home or an equestrian project.

PRICE 256,990 € Negotiable 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.