

SELECT PROPERTIES

Telephone 01296 747045
Facsimile 0870 051 7579
e-mail enquiries@selprop.com
website www.selprop.com

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

REF G385-659

LOCATION

This large typical stone built Quercynois property is full of character and entirely restored. It is in the department of the Lot to the west of the historic market town of Figeac. It is in a dominant position overlooking the valley of the River Célé.

DESCRIPTION

The property consists of the principal house that is in very good condition with a habitable area of 140 m² and oil-fired central heating, a second, large restored stone built house with electric heating and used as a gîte and a superb, typical barn on two floors totalling 185 m² that could be converted into living space. There is an above ground swimming pool with raised decking. The grounds extend to about **5,865 m²**.



Principal House



Second House

REF G385-659

The ground floor accommodation of the main house comprises three bedrooms of 9.5 m² with fitted cupboards, 9.6 m² and 9 m², a bathroom of 6.6 m² and a walk-in wardrobe. There is also an inner hall with a fitted bookcase of 8.8 m², a study and a barbecue area of 15 m². On this level, there is also a workshop and a cave.



Principal House



Principal House Living Room



Kitchen Area in Second House



Living Room in Second House

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On the first floor there is a large living room of 38.3 m² with a fireplace and insert and a fully equipped kitchen of 9.2 m².

On the second floor there is a large bedroom with an en suite bathroom.



The second house is very well insulated and in very good condition. On the ground floor it has a farmhouse kitchen of 38.5 m² with a fireplace and an ancient stone évier.

On the first floor there are two bedrooms of 14.5 m² and 12.35 m², a bathroom of 3.9 m² and an open area of 4 m².

Together with the potential of the barn this is a wonderful property in a popular and interesting part of SW France.

PRICE 385,000 € 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.