

# SELECT PROPERTIES

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Park Cottage,  
Lower Hartwell,  
Aylesbury,  
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**REF G395-896**

## LOCATION

This charming and typical Quercynois property is in the department of the Lot on the edge of a hamlet not far from the historic market town of Figeac. It is on a hillside with magnificent uninterrupted views over the surrounding countryside.

## DESCRIPTION

The property is in very good condition and consists of the principal house with a habitable area of 185 m<sup>2</sup> and, on the edge of the property, a gîte/maison d'amis. There is a swimming pool, heated by a heat pump, in the grounds of **4,500 m<sup>2</sup>**.



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There is a garage and a cave beneath the accommodation in the principal house. It comprises, on the ground floor, a living room of 60 m<sup>2</sup> with a veranda and a fireplace and an equipped kitchen of 11 m<sup>2</sup> that opens on to a veranda of 10 m<sup>2</sup>. There is also a study/bedroom of 11.75 m<sup>2</sup> a bathroom of 4.95 m<sup>2</sup>, an inner hall of 15 m<sup>2</sup> and a central heating boiler/utility room of 17.5 m<sup>2</sup>.



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On the first floor there are three more bedrooms of 20.15 m<sup>2</sup>, 11 m<sup>2</sup> and 19.55 m<sup>2</sup>, open areas of 12.5 m<sup>2</sup> and 4 m<sup>2</sup> with a walk-in wardrobe and a room of 5.05 m<sup>2</sup> with a wash hand basin and loo.

The oil-fired central heating boiler has been installed recently.



The maison d'amis was built to blend into the property. The accommodation comprises a farmhouse kitchen of 32.2 m<sup>2</sup>, a shower room of 4.6 m<sup>2</sup>, a separate loo and a bedroom of 7.5 m<sup>2</sup>. The sous-sol contains a second shower and loo and a cave à vin. There is electric heating.

**PRICE 395,400 € 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.