

SELECT PROPERTIES

Telephone 01296 747045
Facsimile 0870 051 7579
e-mail sp@french-houses.demon.co.uk
website www.selprop.com

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

REF MG265-2235

LOCATION

This old farmstead is privately situated in a hamlet in the south of the Lot département. It is about 5 minutes from a large village with day-to-day facilities.

DESCRIPTION

The property consists of the farmhouse that is habitable and in good condition but in need of modernisation. There is a courtyard with a stone hangar, small stables, a large stone barn of 150 m² with cattle stalls and a second stone barn of 80 m² also with cattle stalls. The grounds extend to **3,500 m²**.



REF MG265-2235

The accommodation is, typical of the regional architecture, above, in this case three caves of 45 m², 30 m² and one of 40 m² containing the oil-fired central heating boiler.



It comprises a corridor, a kitchen of 16 m² with a fireplace, a dining room of 22 m² with wall cupboards and a bedroom of 16 m². One large room could be created from these two. In addition there is an inner hall, three more bedrooms, two of 16 m² and one of 18 m², a bathroom and a separate loo. Part of the attic that covers the surface could also be converted.

Mains water, electricity, and a fosse septique are connected. There is oil-fired central heating..

PRICE 265,000€ € 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.