

# SELECT PROPERTIES

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

**REF MG302-2276**

## LOCATION

This attractive restored stone farmhouse is in the south of the Lot department about 5 minutes from a large village with facilities. It is on the side of a south facing hill.

## DESCRIPTION

The property consists of the house that is in good condition set in grounds of about **3,500 m<sup>2</sup>**.



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The ground floor accommodation comprises a farmhouse kitchen of 55 m<sup>2</sup> with a mezzanine and exposed timbers, a corridor, a bathroom with a loo, an inner hall, a utility room and a vaulted cave.

On the first floor mezzanine there is a salon of 25 m<sup>2</sup> with a fireplace, a bedroom of 18 m<sup>2</sup> with an en suite bathroom and separate loo and a bedroom of 12 m<sup>2</sup>.



Two mansard bedrooms have been created in the attic.

Mains water, electricity and a fosse septique are connected. A central heating system has been partly installed, it remains to fit the radiators and boiler.

**PRICE 302,000 € 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.