

SELECT PROPERTIES

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

REF MG 665-2251

LOCATION

This extensive Quercynois property is full of character and enjoys fine views from its secluded position on a plateau in the south of the Lot department. It is not isolated and a large village with all amenities is only five minutes away.

DESCRIPTION

The property consists of the farmhouse that is in good condition, a large partly converted barn, another barn of 150 m², large stables and a 13m.x 5m. swimming pool with a separate building containing a shower and loo. There is a well in the grounds that extend to about **3 hectares**.



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The ground floor accommodation in the farmhouse comprises a dining room and a salon each of 40 m² with flagstone floors, stone fireplaces and ceilings à la française, an equipped kitchen, a separate loo and a small bedroom in the pigeonier.



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The attic has been converted to provide two bedrooms of 30 m² each with exposed roof timbers and a bathroom and loo.

The sous-sol which has been converted has an entrance hall, an equipped kitchen, a vaulted bedroom of 30 m², a second vaulted bedroom and a bathroom and loo. There is also an adjoining garage.

The partly converted barn is on two floors and at ground level contains an entrance hall, a loo, a room of 30 m², a small study, a farmhouse kitchen of 25 m² and an old kitchen. On the first floor there is a mansard bedroom of 20 m² with an en suite bathroom and loo and a small bedroom with a shower space to be completed.

This is a very interesting property offering a number of possible opportunities.

PRICE 665,000 € 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.