

# SELECT PROPERTIES

Telephone 01296 747045  
Facsimile 0870 051 7579  
e-mail [sp@french-houses.demon.co.uk](mailto:sp@french-houses.demon.co.uk)

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

## REF MG 685-2064

### LOCATION

This superb property is in the département of Tarn-et-Garonne about a kilometre from a large village with day-to-day facilities and about 15 minutes from Montauban. It is in a quiet location but with easy, quick access to Toulouse via the autoroute.

### DESCRIPTION

The property has a habitable area of 400 m<sup>2</sup> and is in good condition having been restored in 1999. It consists of the maison bourgeoise, a large covered terrace and attached stables and garage totalling about 200 m<sup>2</sup>. A restored electrically operated XIXth century gateway opens to the grounds of **8.5 hectares**, divided into 1.5 ha. of pretty, enclosed garden around the house, 4 ha. of woodland and 3 ha. of meadow.. There is also a small étang, a well and springs.

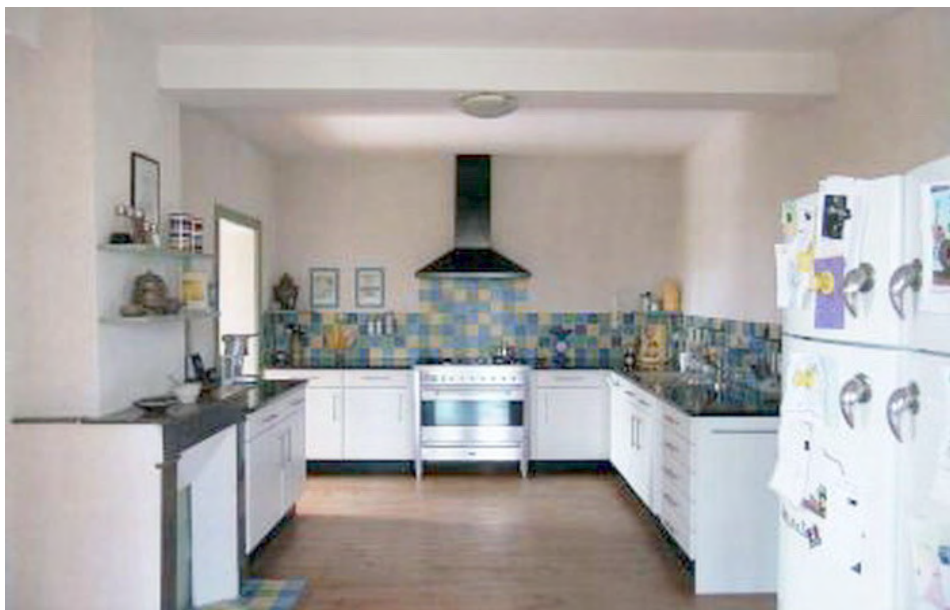


The ground floor accommodation comprises a bedroom, a bathroom with a loo, two rooms used as studies, a salon with an évier and access to the chambres d'hôtes.

On the first floor there is a large fitted kitchen, three rooms, one of which has a fireplace, a hall, a cloakroom with two wash hand basins and a walk-in wardrobe.

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On the second floor there are five more bedrooms of which one has a walk-in wardrobe. There is a hall, a bathroom with a loo and a utility room.



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Mains water, electricity, a fosse septique and ADSL (internet broadband) are connected. Oil-fired central heating is installed.



**An excellent country property, close to France's second city with numerous possibilities.**

**PRICE 685,000 € 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.

