

SCHILLER & SCHILLER

LICENSED AUCTIONEERS & SOLE AGENTS

ARDTARMON CASTLE, BALLINFULL, CO. SLIGO, F91KW88, Ireland

TEL/FAX 00353-71-9163284

email info@irishproperties.com

WEB: www.irishproperties.com



Nr. 348

Ardeelan Lodge, Rosstown, Co. Donegal

(348BN-RW) ca. 800qm

Preisvorstellung: €475.000



Eckdaten:

Eingeführtes Country Gästehaus für gehobenes Klientel

Gelegen in Meersnähe, nahe dem Rosstown Beach im Co. Donegal

Die Gegend sowie Lage sind sehr begehrt

Z. Zt Gästehaus aber auch als Einfamilienhaus vorstellbar

Gepflegter Zustand

Realistisches Preis/Leistungsverhältnis

Beschreibung:

Suchen Sie den neuen Existenzaufbau? Ardeelan Lodge in Meeresnähe bei Rosstown im Co. Donegal könnte das Richtige sein. Das eingeführte Gästehaus spricht den gehobenen Kunden an. Der jetzige Besitzer verkauft aus Altersgründen. Das Anwesen ist sehr gepflegt vorzufinden und könnte weitergeführt aber auch als Familienhaus genutzt werden.

Aufteilung:

Eingangshalle, 2.528m x 3.896m	9.85m ²
Flur und Treppenaufgang, 3.240m x 1.551m	5.03m ²
Wohnzimmer mit Kamin und Zugang zur Küche, 6.505m x 3.947m	25.68m ²
Küche mit Aga Range, 4.590m x 4.328m	19.87m ²
Esszimmer mit Kamin, 3.542m x 3.961m	14.03m ²
Schlafzimmer Nr.1 mit Bad, 2.671m x 3.255m	8.69m ²
Bad, 3.177m x 1.270m	4.03m ²
Hausmeisterrküche, 3.532m x 1.760m	6.22m ²

The above particulars are issued by this office on the understanding that all negotiations are conducted through this office. Every care is taken in preparing particulars but this firm does not hold itself responsible for any inaccuracies. All reasonable offers will be submitted to the vendors.

PSRA No. 002879

VAT ID No IE7435134J

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Haushaltsraum, 3.357m x 1.541m	5.17m2
Schlafzimmer Nr.2 mit Bad und Ankleideraum, 3.714m x 4.945m	18.37m2
Bad und Ankleide, 2.718m x 3.351m	9.11m2

Erster Stock:

Aufgang, 1.574m x 6.615m	10.41m2
Schlafzimmer Nr.3 mit Bad und Ankleide, 3.882m x 3.936m	15.28m2
Bad und Ankleide, 1.762m x 3.721m	6.56m2
Schlafzimmer Nr.4 mit Bad, 4.028m x 3.985m	16.05m2
Bad, 2.372m x 3.186m	7.56m2
Schlafzimmer Nr.5 mit Bad, 2.912m x 4.931m	14.36m2
Bad, 2.434m x 2.174m	5.29m2
Medienraum, 2.445m x 1.820m	4.45m2

Total 206.01m2

Sehr gepflegt und bezugsfertig.

Koordinaten: Latitude: 54°32'53.96"N Longitude: 8°12'13.41"W

Eircode: F94DY74 (Irische Plz. Siehe Eircode.ie)

Preisvorstellung: €475.000

Besichtigung nach Vereinbarung

Alleinvertretung: Schiller & Schiller



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Building Energy Rating (BER)

BER for the building detailed below is:

E1

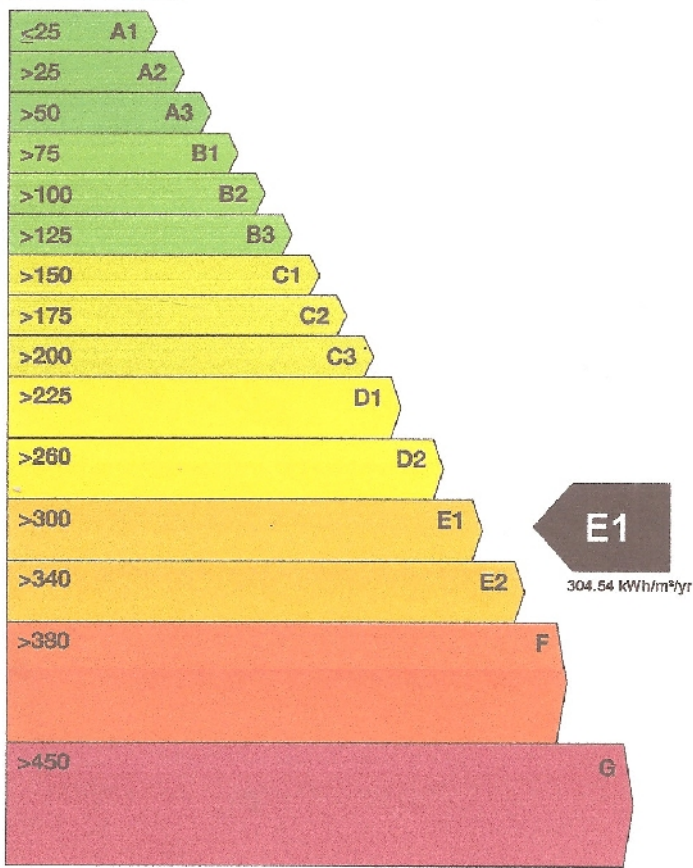
Address ARDEELAN LODGE
ROSSNOWLAGH
CO. DONEGAL

BER Number 106227036
Date of Issue 19/03/2014
Valid Until 19/03/2024
Assessor Number 100561
Assessor Company No 100561

The Building Energy Rating (BER) is an indication of the energy performance of this dwelling. It covers energy use for space heating, water heating, ventilation and lighting, calculated on the basis of standard occupancy. It is expressed as primary energy use per unit floor area per year ($\text{kWh}/\text{m}^2/\text{yr}$).

'A' rated properties are the most energy efficient and will tend to have the lowest energy bills.

Building Energy Rating $\text{kWh}/\text{m}^2/\text{yr}$ MOST EFFICIENT



LEAST EFFICIENT

Carbon Dioxide (CO_2) Emissions Indicator $\text{kgCO}_2/\text{m}^2/\text{yr}$

BEST
0

Calculated annual CO_2 emissions
73.45 $\text{kgCO}_2/\text{m}^2/\text{yr}$

WORST
 > 120

The less CO_2 produced, the less the dwelling contributes to global warming.

IMPORTANT: This BER is calculated on the basis of data provided to and by the BER Assessor, and using the version of the assessment software quoted below. A future BER assigned to this dwelling may be different, as a result of changes to the dwelling or to the assessment software.

DEAP Version: 3.2.1

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