

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



No. 307 Sehr gepflegtes Ferienhaus zwischen See und Berg am Südufers
des Lough Currane, bei Waterville, Co. Kerry
(307BK-KY) ca 2.84 Hektar/ 28.400qm Grund Preisvorstellung: € 380.000



Eckdaten:

Traumhaftes Ferienhaus im Co. Kerry im Südwesten Irlands

Toplage gelgen 20m über dem Lough Currane, absolut uneinsehbar und uverbaubar.

Trotz 10 Autominuten zu Ort Watterville sehr ruhig und abgelegen versteckt an einer Sackgassen Nebenstrasse des Ring of Kerrys und Wildatlanitc Way

Exklusives 28.400qm Grundstück (in 2 Teilen) mit großem Seeanstoss und Boots und Badeplatz

Paradies für Lachs u. Meerforellenangler, Golfer, Naturliebhaber

Selten kommen Immobilien in diesen einzigartigen Lagen auf den Markt

Beschreibung:

Wie immer LAGE, LAGE, LAGE

Gepflegtes Ferienhaus eines deutsche Zahnarztes gelegen am Südufer des Lough Currane mit herrlichen Blick über den See und die angrenzenden Berge mit der Ballinskellis Bay.

Das gesamte Anwesen (im Besitz seit 25Jahren) wurde über die Jahre saniert. Das Dach wurde komplett erneuert, eingedeckt und der nun ausbaufähige Dachboden mit Holzdielen begehbar gemacht. Ein weiterer Ausbau des Dachboden ist durchaus vorstellbar. Alle Außentüren und Fenster mit Tropenholz erneuert und selbstverständlich doppel verglast.

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Eine Ölheizung mit neuem Kessel geben selbst bei kalten Winterabende ausreichend Wärme. Die romantische Auffahrt mit eigenem Wasserfall wurde vor 4 Jahren kostspielig erneuert. Sämtliche Räume bis auf das Badezimmer haben pflegeleichten Parkettfußboden aus kanadischer Kiefer. Der gusseiserne Kaminofen heizt nicht nur das Haus sondern verbreitet nach einem erfolgreichen Angeltag eine gemütliche Atmosphäre und läd Geist und Seele.

Das über 28.000qm große Areal ist in 2 große Flächen geteilt, der Hausteil über der Straße mit 15.100qm Grund sowie das idyllisch gelegene Wassergrundstück mit 13.300qm inkl Boots und Badeplatz. Die Grundstücke sind wenige Meter voneinander, leicht versetzt entfernt. Das Hausgrundstück mit eigenem Wald aus natürlich vorkommenden Baumbestand(Eiche, Birke, Esche, etc) mit eigenem 8m hohem Wasserfall und einem weiteren Bach ist ebenso reizvoll. Dieses Grundstück ist im Sinne des Besitzers bis auf den umgrenzenden Gartenbereich wild belassen und somit pflegeleicht gestaltet. Durch die wilde Natur hat es eine breite Fauna mit Vielfalt von Tieren

Das liebevoll eingerichtete Haus verfügt über einen offenen Wohn-/ Ess-/Küchenbereich sowie 3 Schlafzimmer, eine große Garage zusätzlich begehbar von Eingangshalle, Empfang und mehrer Abstellräume. Ein weitere freistehende mit Naturstein verblendete Garage ist vorhanden. Diese würde zum weiteren Ausbau als Apartment verführen. Das nahezu neuwertige Inventar verbleibt im Objekt.

Aufteilung:

Eingangsbereich und Flur 3.85m x 1.65m, 4.75m x 0.90m	10.63m ²
Garage und separater Heizungsraum boiler house, 6.55m x 3.00m (Weiterer Ausbau der Garage mit wenigen Mitteln denkbar).	19.54m ²
Large Hotpress, 1.45m x 1.10m	1.60m ²
Elternschlafzimmer mit eigenem Bad, begehbarem Wandschrank 3.35m x 3.86m, 1.7m x 2.25m	16.76m ²
Abstellraum, 1.10m x 1.20m	1.32m ²
Badezimmer 2.90m x 2.18m	6.32m ²
Schlafzimmer Nr.2 mit Einbauschränk, 2.90m x 3.16m	9.16m ²
Schlafzimmer Nr.3 2.90m x 2.40m	6.96m ²
Wohn-/ Ess-/Küchenbereich, L-Form mit Kamin, Terrassentüre 3.00m x 4.40m, 7.30m x 3.00m	35.10m ²
Großer Dachboden	
Gesamt	107.39m ²
Nebengebäude:	
Großzügige freistehende Garage 3.95m x 7.00m	27.65m ²

Das Haus hat einen guten Standard, ist für Ferien als auch Daueraufenthalt geeignet. Auf Grund der beliebten und gesuchten Lage im Südwesten Irlands, den Wassermöglichkeiten und die zauberhaften Umgebung ein ideales Anlageobjekt zur Ferienhausvermietung. Es sind noch 2 Golfplätze um die Ecke. Der Strand und die Ortschaft Waterville (beliebter Urlaubsort von Charlie Chaplin) decken dann auch noch alle täglichen Bedürfnisse ein.

Preisvorstellung: € 380.000

BER: E1 (BER No. 111360418)

Eircode: V23N766 (siehe www.eircode.ie)

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Folio: KY 52268F & KY 4686F (siehe www.landdirect.ie)

Services:

Strom: Hauptanschluss

Wasser: Vom eigenem Wasserfall

Abwasser: Klärgrube

Besichtigung nur nach Vereinbarung und nach Covid 19 Protokol.

Video Internal

<https://youtu.be/ozfhr4JF9VA>

<https://youtu.be/Z4rzgK4Fwqw>

<https://youtu.be/7v49UtEnPlw>

Video External

<https://youtu.be/DqzUmupqFeM>

<https://youtu.be/YWiBeLAXWtY>

Alleinvertetung

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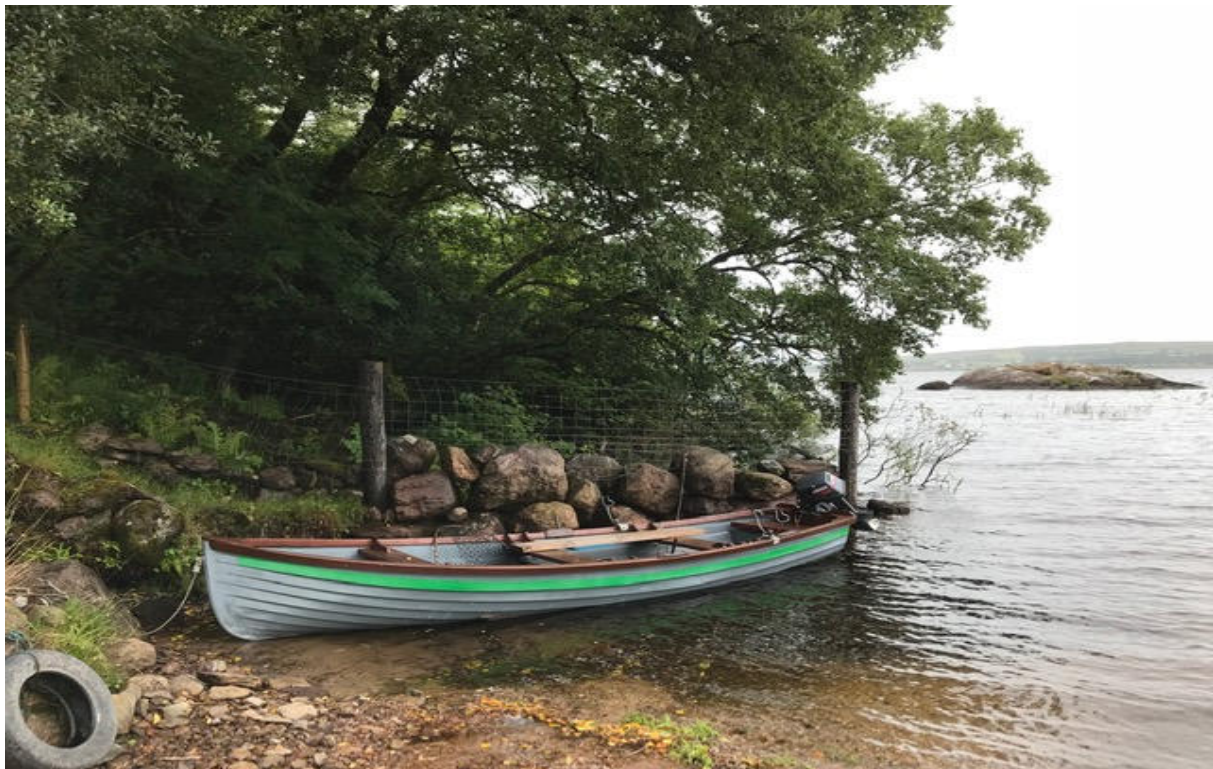
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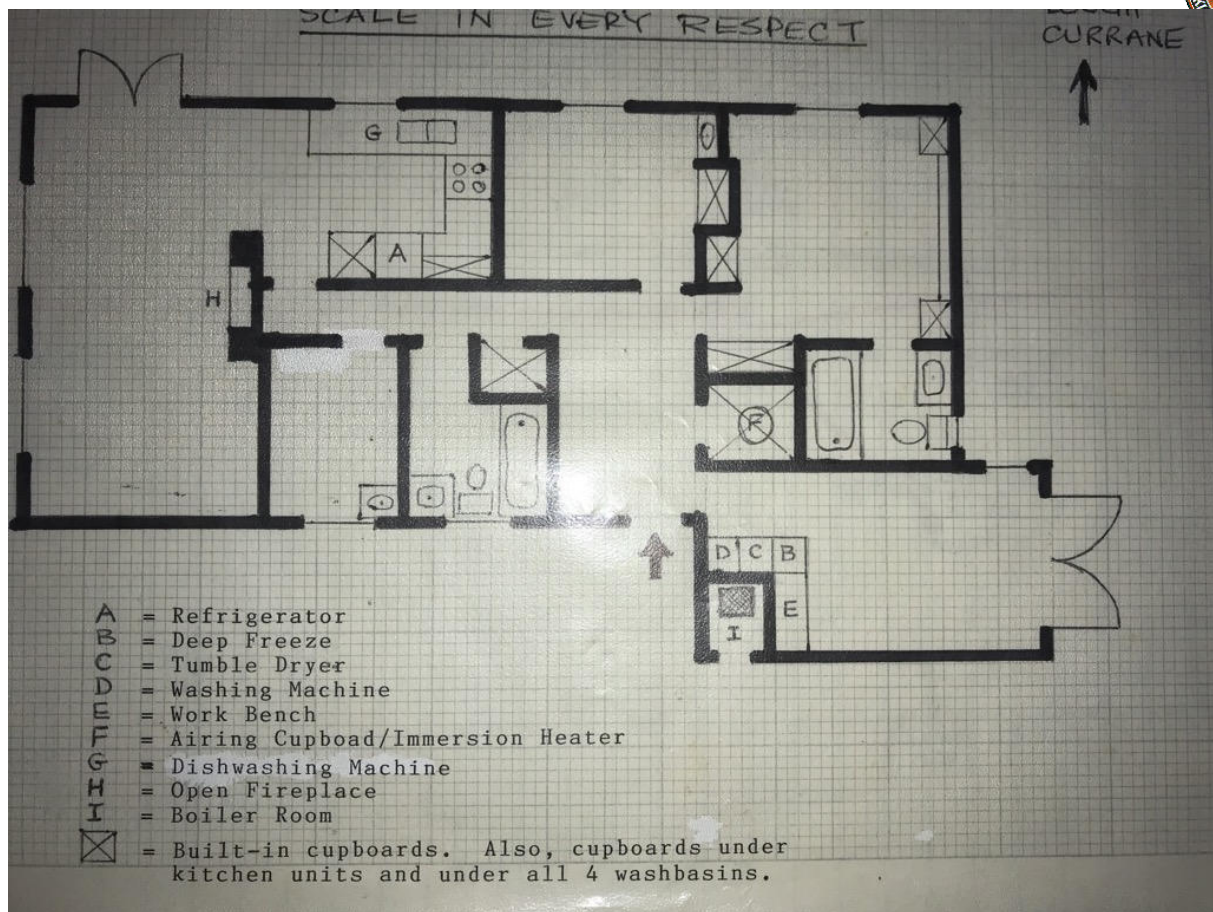
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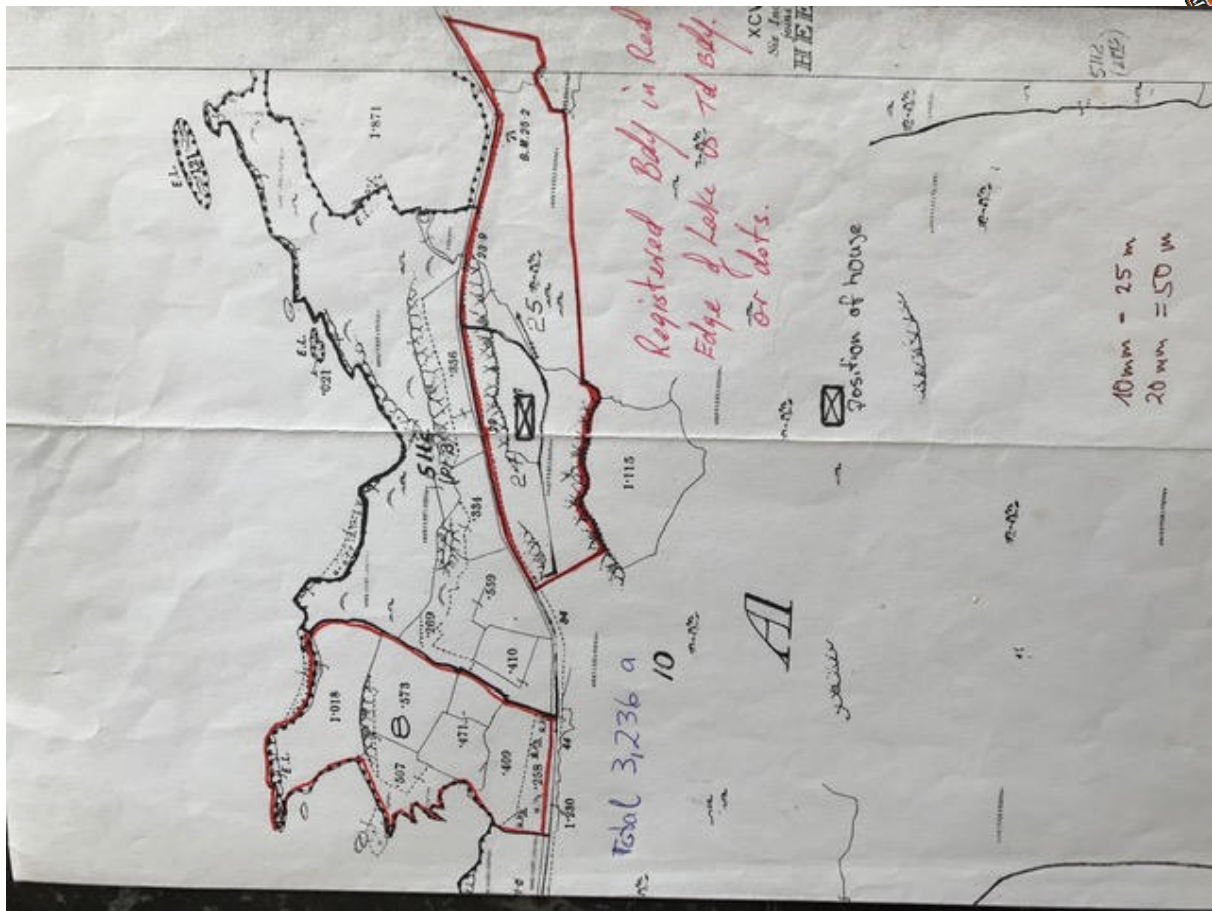
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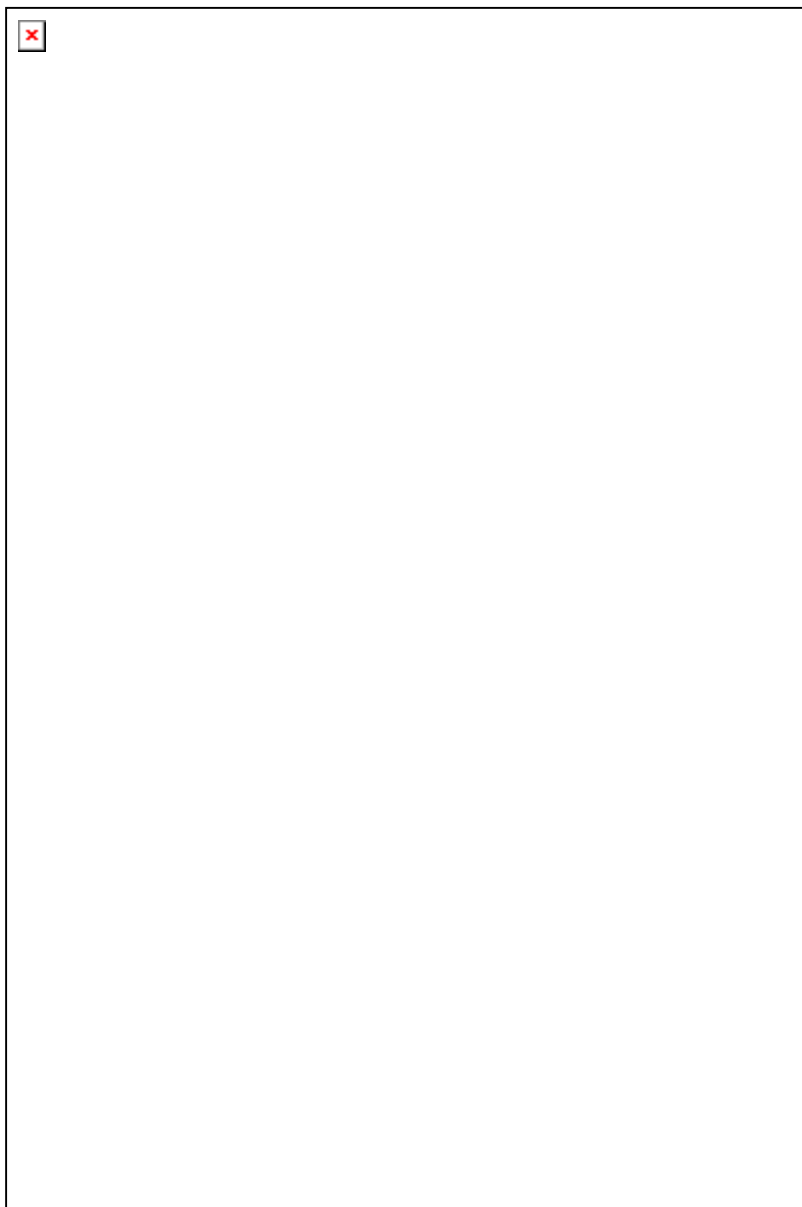
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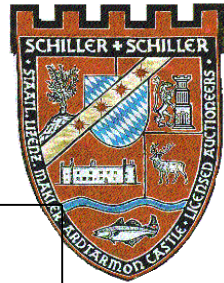
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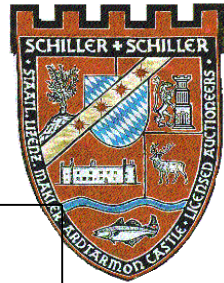
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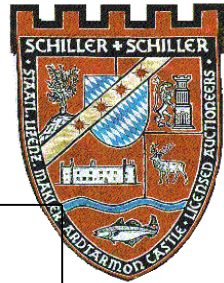
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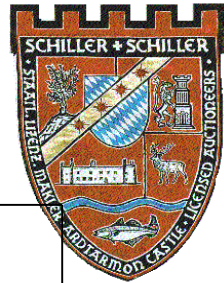
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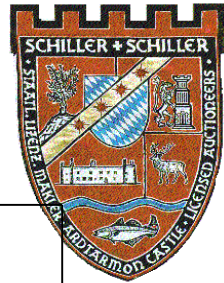
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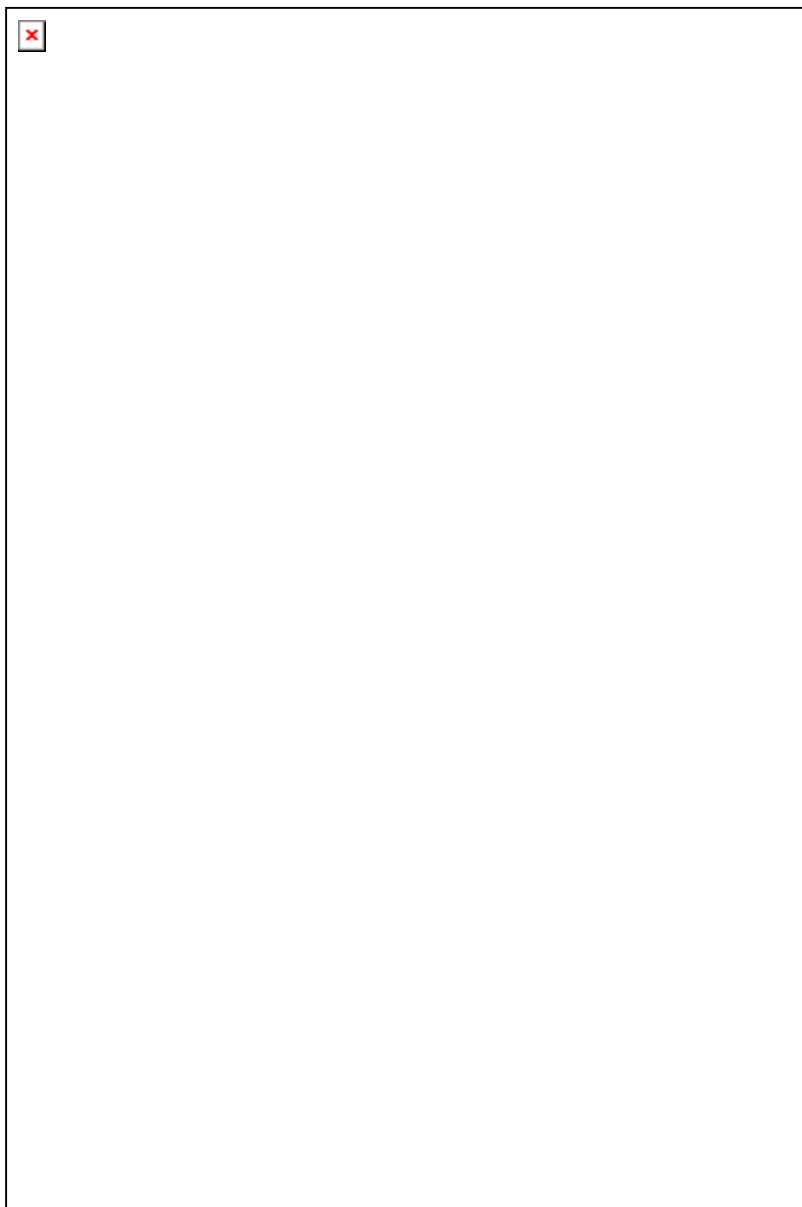
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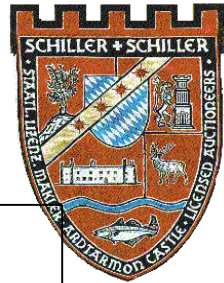
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