

SCHILLER & SCHILLER

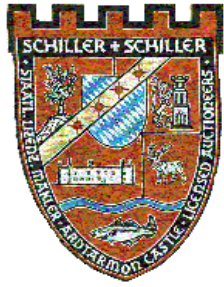
LICENSED AUCTIONEERS & SOLE AGENTS

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

TEL/FAX 00353-71-9163284

email info@irishproperties.com

WEB: www.irishproperties.com



Nr. 108 Charmentes Farmhaus nahe den Ortschaften Leitrim/Keadue /Shannon

Wassersystem in sehr privater and abgelegner Lage mit viel Land

(108SB-LM) Ca. 13.200qm/1.3 ha

Preisvorstellung: € 125.000



Video link

<https://youtu.be/KUoaXrfz1m4>

Eckdaten:

Zweistöckiges Farmhaus, vor einigen Jahren renoviert als Feriendomiziel

Ca. 13.200qm Grund mit vielen Möglichkeiten, etwas Baumbestand

5 Minuten zur Ortschaft Leitrim, Shannon Wassersystem

10 Minuten bis Keadue

Renovierungsarbeiten beinhalteten Bad, Küche, Treppe, Fenster, Bodenbeläge, E Heizung

Guter allgemeiner Zustand jedoch einige Jahre nicht mehr benützt

Leichte anstehende Renovierungen

Strom, Wasser und Klärgrube vorhanden

Wunderschöne Lage

Schnäppchen

Beschreibung:

Auf der Suche nach einem Idyll mit viel Land im wunderschönen Nordwesten Irlands in Seenähe und den Shannon Wassersystem?

Das charmante Anwesen wurde als Ferienhaus von den jetzigen Eigentümer genutzt und steht nun aus Altersgründen zum Verkauf.

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PSRA No. 002879

VAT ID No IE7435134J

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Es wurde viel investiert und renoviert. Bad, Küche, Fenster, E-Heizung, sämtliche Installationen etc. Leider wurde es in den letzten Jahren nicht mehr bewohnt und es stehen nun kleine Renovierungen an.
Das ca. 13.200qm große Grundstück mit etwas Baumbestand bieten viele Möglichkeiten.

Man hat das Shannon Wassersystem und Lough Allen vor der Haustür. Besonders für Wassersportler und Angler interessant.

Die kompakte Aufteilung bietet:

Küche mit Aussentüre, 3.50m x 3.85m	13.48m ²
Eingangsbereich, Flur, Treppenhause, 4.60m x 1.70m	7.82m ²
Wohnzimmer mit offen Kamin, 3.50m x 3.50m	12.25m ²
Fliesenboden im gesamten Erdgeschoß	
Erster Stock	
Treppe und Flur 1.70m x 3.55m	6.04m ²
SZ Nr. 1 3.75m x 2.35m	8.82m ²
Elternschlafzimmer 3.80m x 3.55m	13.30m ²
Badezimmer mit Dusche 1m x 2.4m + 1.2m x 1.70m	4.44m ²
Gesamt	66.15m ²

Nebengebäude:

Schuppen in solider Bauweise

Services:

Hauptwasser, Stromanschluss und Klärgrube vorhanden

Grundstück

Ca. 13.200qm erreichbar über ein Wegerecht zur öffentlichen Strasse, verwegene Zufahrt, ruhige und abgelegene Lage.

Preisvorstellung: € 125.000

Energie Ausweis BER: F

BER Cert No. 118010917

Eircode: N41K7F2 (Siehe www.eircode.ie)

Folio/Katasterauszug: RN 118874F + RN 18860F (Siehe www.landdirect.ie)

Besichtigung nur nach Vereinbarung

Alleinvertretung

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