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. 312 Lakeland Lodge mit Seeanstoß am Lough Melvin auf 19.200qm, Südlage am Ortsrand von Kinlough, Co. Leitrim

(312GQ-LD) ca. 19.200qm / 1.92 ha Preisvorstellung: € 500.000





Video link

https://youtu.be/DSlTafLBB2U

Eckdaten:

Liebhaberanwesen

Ursprüngliches bayerisches Bauernhaus aus dem 17 Jahrhundert, vor 40 Jahren nach Irland gebracht.

Liebevoll hergerichtet und im gleichen Stil zu einem sehr hohen Standard erweitert Top AirBnB Vermieter mit großem Kundenstamm

Seeanstoß an Lough Melvin, ein sehr bekannter See in Angelkreisen

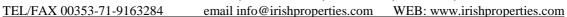
Über 19.000qm Grund, meist Baumbestand, Südlage

Ca. 10 Minuten zum Wild Atlantic Way und der Küste.

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Beschreibung:

Eine sehr seltene Gelegenheit sich ein Anwesen dieser Art zu kaufen. Das ursprüngliche 300 Jahre alte bayerische Bauernhaus wurde von Vorbestitzer Architekt Thomas Gehrig nach Irland geschafft und auf einem sehr schönen Fleckchen Erde am See wieder errichtet. Der jetzige Eigentümer erwarb das Anwesen vor über 15 Jahren und hat es mit viel Hingabe zum Detail erweitert. Es ist nun in einem sehr guten Zustand anzutreffen. Der Besitzer (Arbeitet in der Flugindustrie) benützt es gelegentlich zum abschalten und entspannen. Wenn nicht vor Ort ist es über Air BnB vermietet und sehr populär mit großem Kundenstamm. Falls erwünscht kann der neue Eigentümer das bestehende Business gerne mit übernehmen.

Das über 19.000qm große Arial hat Seeanstoß, Südlage, etwas Hanglage mit Baumbestand unterhalb des Hauses zum See hin. Ums Haus befindet sich der Gartenbereich mit Wiese. Es gibt viel Natur am Grundstück, Rotwild kommt meist morgens vorbei.

Der Innenbereich ist sehr ansprechend, viel Holz geben der Lodge eine sehr warme Atmosphäre. Man hat einen sehr schönen Ausblick von jeder der 3 Etagen.

Die hauseigene Jacuzzie dient zur Erholung.

Zentrale Heizung versteht sich als selbstversündlich. Zusätich gibt es noch Kamine für romantische Abende. Die geschützen Balkone landen ein die Natur pur zur erleben.

Aufteilung über 3 Etagen:

Erdgeschoß

Eingang, Flur und Stauraum

Badezimmer, 4.70m x 1.70m

Schlafzimmer, 3.20m x 4.25m

7.99m2

13.60m2

Mittleres Stockwerk

Eßküche mit Ofen, kleine Empore, Glassfront zur Seeseite und Terrasse

4.80m x 4.00m

19.20m2

Wohnzimmer mit Balkon.

5.00m x 5.00m

25.00m2

Oberes Stockwerk:

Großzügiges Schlafzimmer, Balkon, 5.00m x 5.00m

25.00m2

Badezimmer. 5.00m x 1.00m

5.00m2

Gesamt

95.79m2

Nebengebäude: Garage

Preisvorstellung: € 500.000

BER: D1

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BER No 109962068

Eircode: F91H365 (siehe www.eircode.ie)

Folios: LM 62F + LM63F+LM5104F (siehe www.landdirect.ie)

Besichtigung nach Vereinbarung

Alleinvertretung

SCHILLER & SCHILLER





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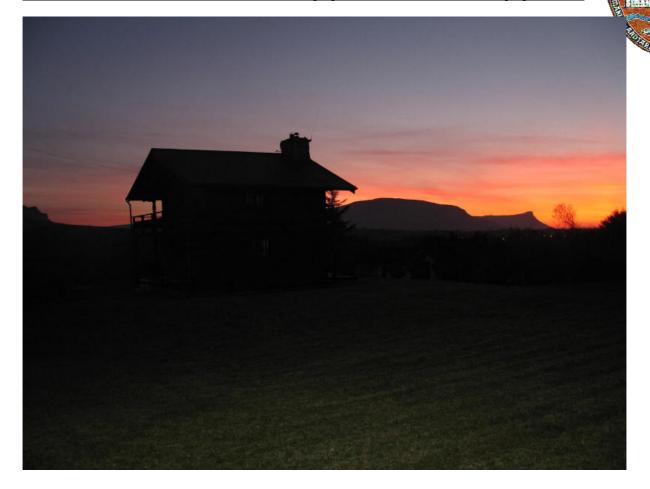
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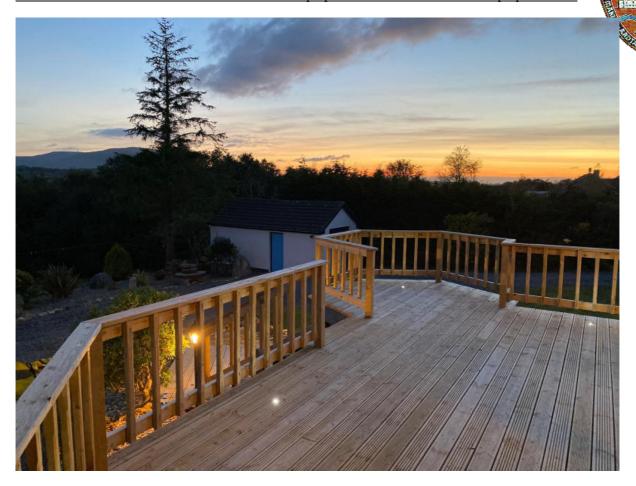


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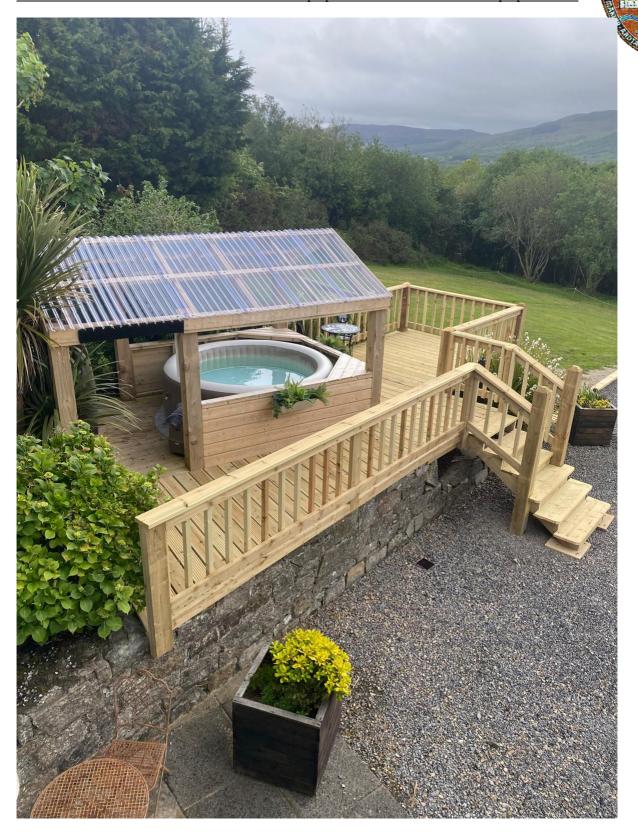


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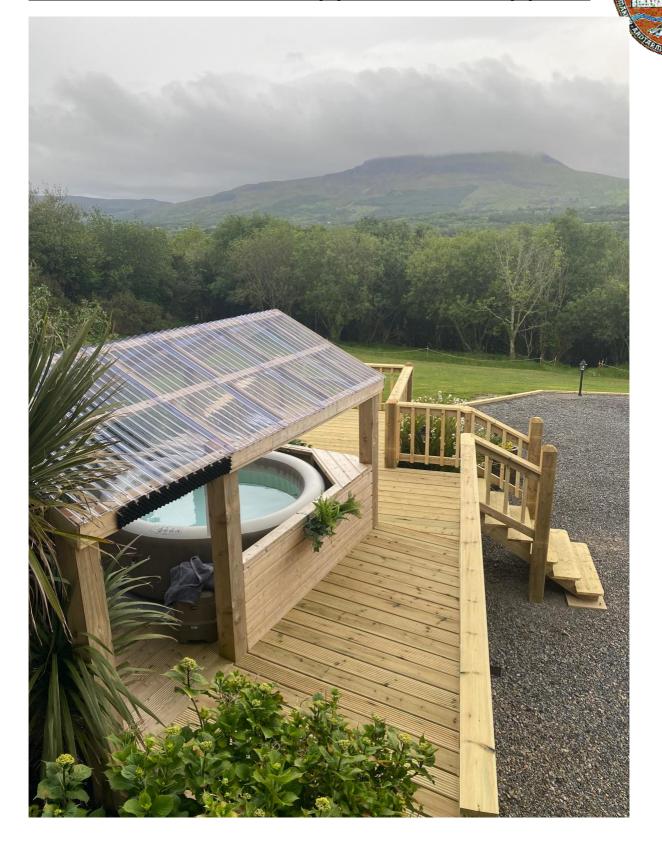


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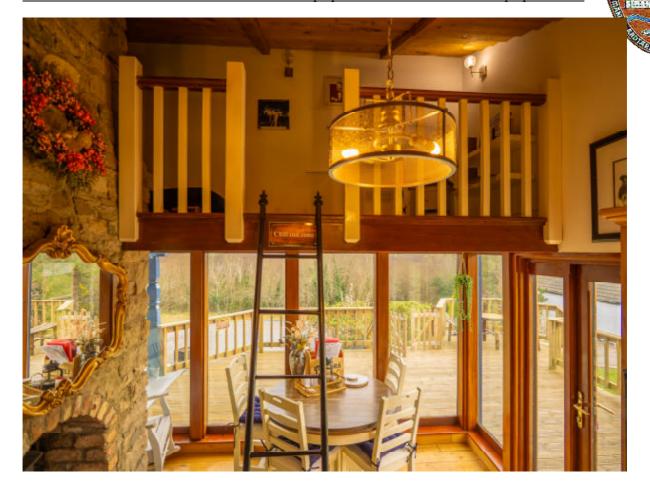
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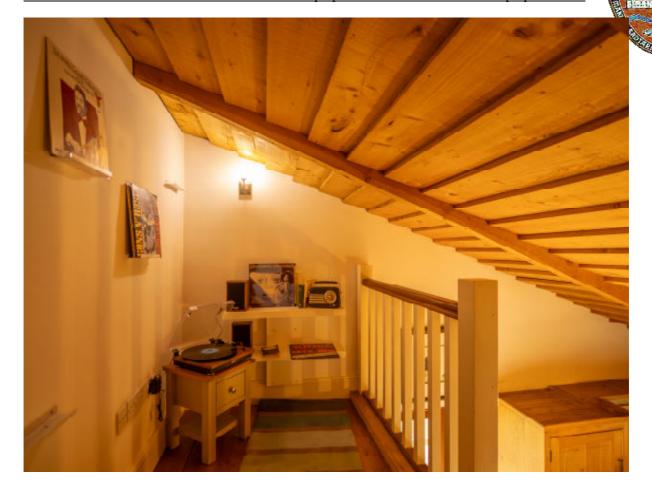


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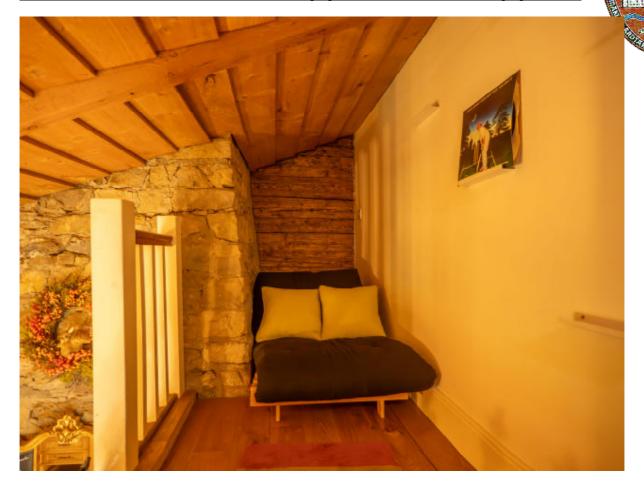
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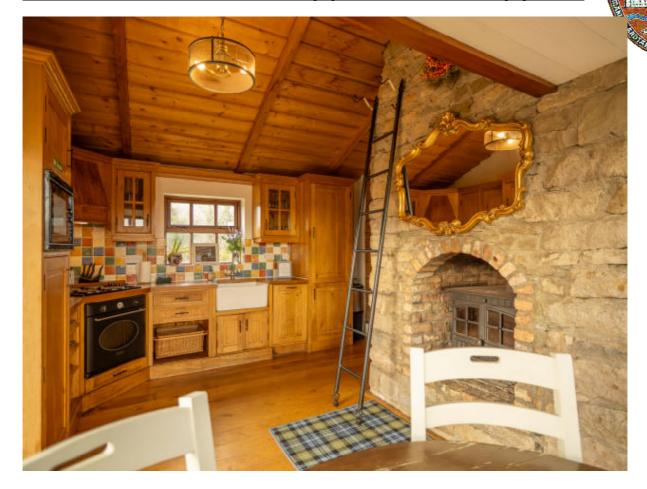


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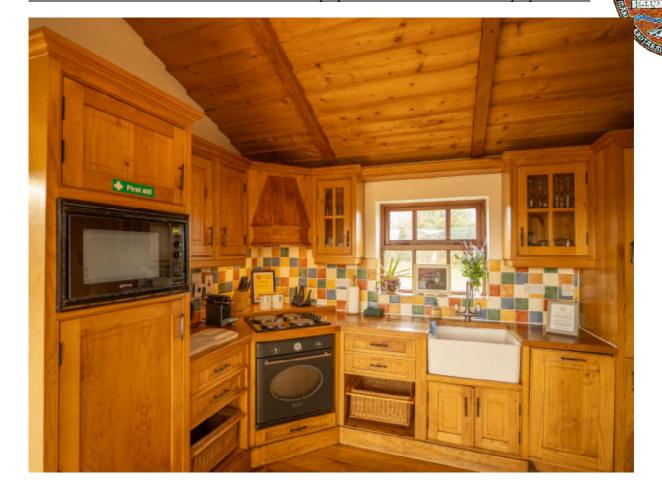
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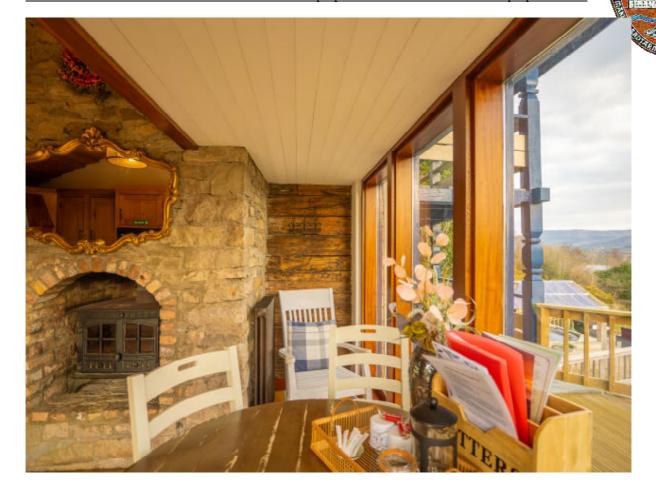
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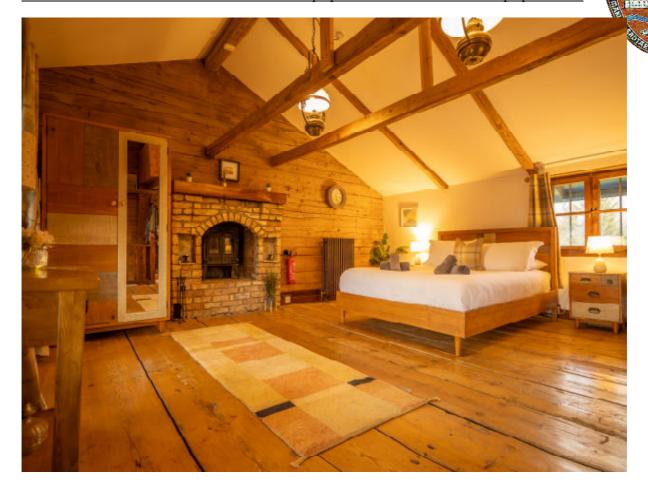
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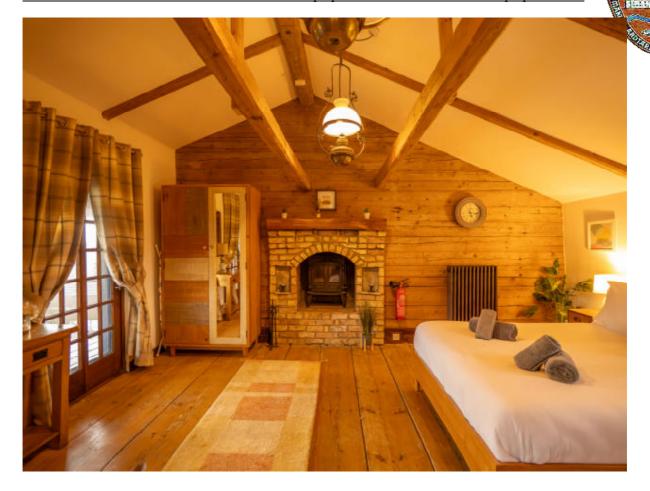


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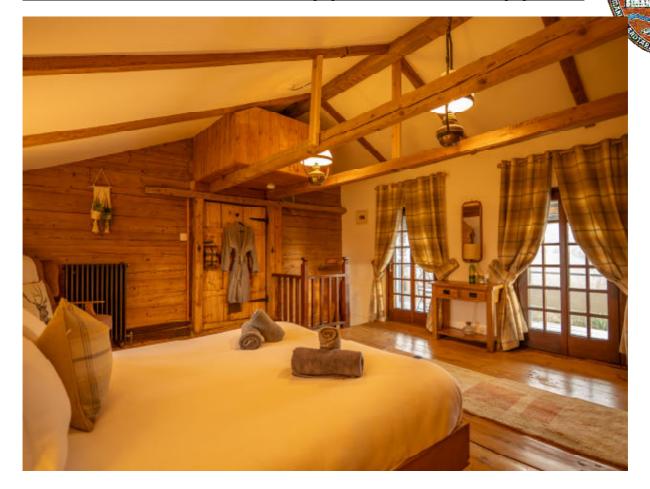
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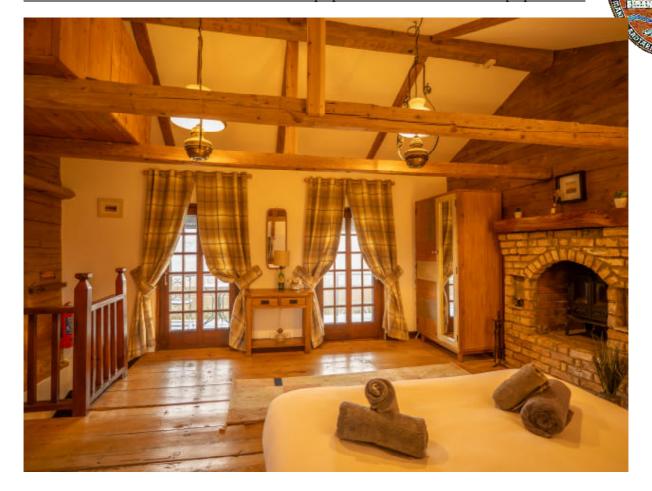


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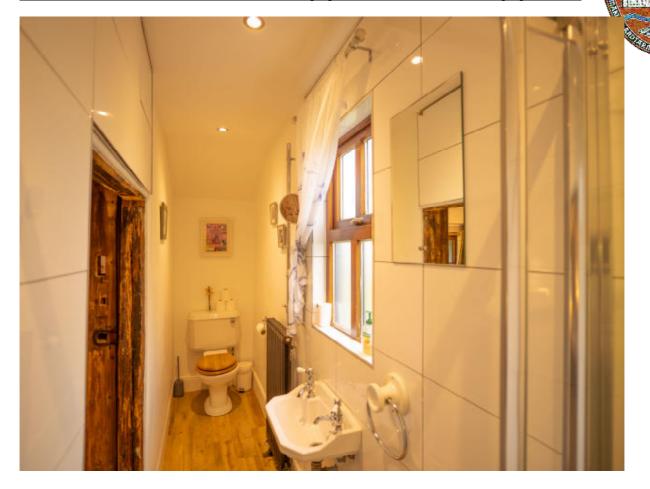
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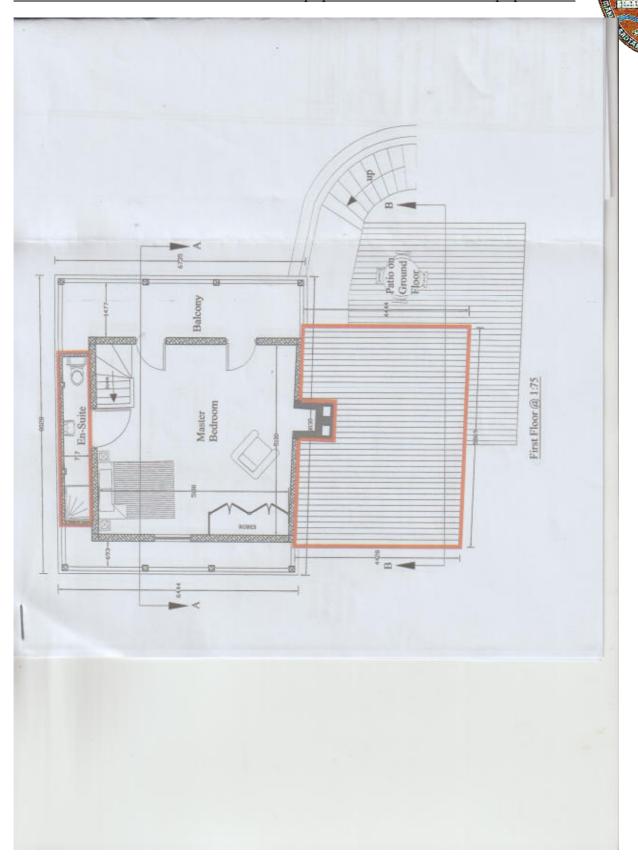


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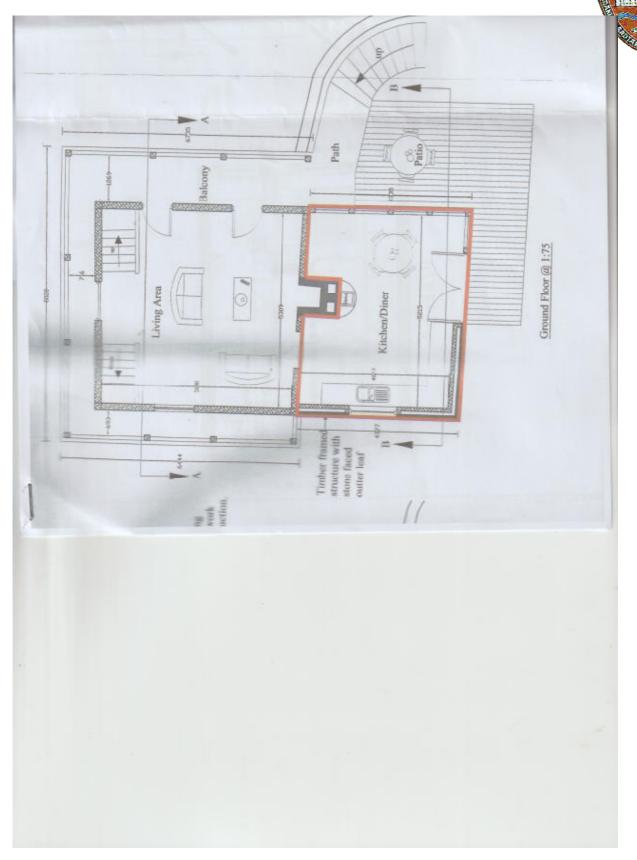


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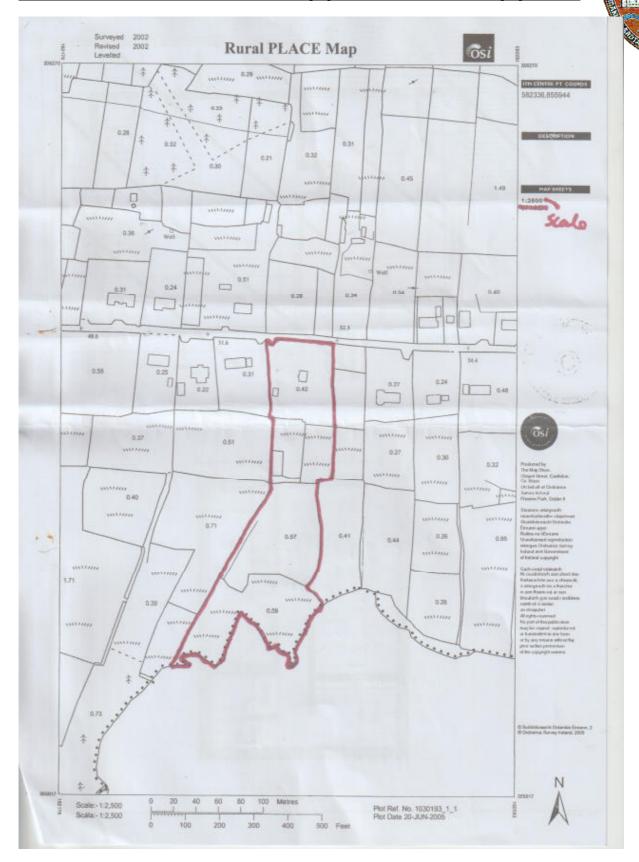


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