

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. 304 Georgianisches Herrenhaus mit Gästehaus/Abwartswohnung und Gestüt/Reitanlage an Irland's romantischer Atlantikküste bei Rosstown, Co. Donegal

(304SR-RH) 44.500qm/4.45ha

Preisvorstellung: € 1.8Million



Eckdaten:

Privates, topgepflegtes, traumhaftes Anwesen in direkter Meeresnähe/Strand/Klippen, mit separaten Pferde-Stallungen und weitläufigen Weideflächen, kein Pensionsstall

American Style Stallung, Dressurplatz

Georgianisches Herrenhaus mit Gästehaus/ev. Dienstwohnung in sehr gehobener Ausstattung mit ca. 587qm Wohnfläche, 3 Einheiten

Wellnessbereich

Weitläufiges Gartengrundstück

Privilegierte Grünland-Wirtschaft mit 44.500qm

Beschreibung:

Suchen Sie Platz, Stil und Charme in besonderem Ambiente im romantischen, touristisch noch nicht übersättigten Nordwesten Irlands, gelegen an der romantischen Atlantikküste (Golfstrom) mit unverbaubarem Meeresblick und in wunderbar idyllischer Umgebung, nahe einem kilometerlangen goldenen Sandstrand?? Dann haben Sie mit dieser Liegenschaft das richtige Objekt vor Augen!

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Es wurde von den Schweizer Eigentümern umfangreich renoviert und saniert. So entstand eine großzügiges Herrenhaus in heller und geräumiger Aufteilung. Unter anderem wurde aus dem Coachhouse ein Gästebereich geschaffen, der seit geraumer Zeit sehr erfolgreich an Kurzurlauber vermietet wird. Alternativ könnte eine Wohnung auch als Dienstwohnung für Abwart genutzt werden. Die gesamte Haustechnik ist auf neuesten Standard.

Die bekannte Schweizer Gründlichkeit prägen die aufwendigen Renovierungsarbeiten sowie die gesamte Liegenschaft.

Dieses wunderbare Objekt hat viel Potential und kann vielseitig genutzt werden zum Beispiel als Stiftungssitz oder als private Klinik, Romantik- oder Seminar-Hotel, Museum, private Residenz oder, oder.. Der Ort Rosstownlagh ist ein Geheimtipp mit landesbekannten Restaurants.

Das Herrenhaus

Insgesamt 300m² auf 3 Ebenen

Wintergarten (zum Garten führend) Speisezimmer mit Marmorcheminée (zum Wintergarten führend)

Stauraum/Weinkeller,

Offene Eßküche im englischen Herrenhaus Stil.

Imposanter Eingangsbereich mit Treppenhaus

Hauswirtschaftsraum

Alter, Original-Natursteinboden

Level 1:

Imposante Haupteingangshalle mit Marmorcheminée, originales Treppenhaus

Schlafzimmer mit Kamin und großem Bad-en-suite, 100% Meeresblick

Wohnzimmer mit Marmorcheminée, 100% Meeresblick

Gäste WC

Level 2:

Empfang,

Medienraum/Büro/1 Personen Schlafzimmer, Blick aufs Meer

Elternschlafzimmer mit Ankleide sowie großem Bad-en-suite, 100% Meeresblick

Doppel-Schlafzimmer mit großem Bad-en-suite, 100%Meeresblick

Seperates Bad

Coachhouse/Gästewohnungen/Abwartwohnung

Erdgeschoß

Werkstatt,

Apartment Nr. 1 in offener Aufteilung

Schlafbereich, Bad/WC/Dusche/Utility Küchenzeile 100% Meeresblick

Aussen WC

Behandlungsraum

Upper Level

Sehr großzügig geschnittenes Apartment Nr.2 ebenfalls in offener Aufteilung, Küchenbereich, Wohn, Eß und Medienbereich, 100% Meeresblick

2 Schlafzimmer je mit eigenem Bad

Stallungen:

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American Style Barn mit 8 Boxen, davon 6 mit Aussenbereich, Waschplatz, Sattelraum und Werkbereich, 12,35m x 28m
Grosser angelegter Außenbereich

Grundstück:

Insgesamt 44.500qm Weideflächen unterteilt, Reitplatz mit Blick auf die Donegal Bay

Bellavista: Ausgebauter Aussichtsplatz 360 Grad umwerfender Rundblick auf Donegal Bay und umgebende Hügel/Berg-Landschaft.

Aus der ehemaligen Eisenbahnlinie die durchs Grundstück führte ist nun ein romantischer Privatweg mit altem Baumbestand durchs eigene Areal geworden.

BER Rating Main Residence: BER C3
BER No 101841793

BER Rating Guesthouse: BER B3
BER No 111138529
Eircode: F94K7W7 (siehe www.eircode.ie)

Folio DL 75782F & DL 75783F (siehe www.landdirect.ie)

Video Area <https://youtu.be/SXLJUGW5gVA>

Video Stables https://youtu.be/eL65Sg_ufn5

Price Guide: € 1.8 Million

Besichtigung nach Absprache. Ernsthaften Interessenten mit entsprechendem Kapitalnachweis sind wir gerne bereit, dieses aussergewöhnliche Anwesen an Toplage an Irland's wildromantischer Atlantikküste zu zeigen.

Alle Angaben zu diesem Objekt haben wir vom Eigentümer erhalten. Eine Haftung für deren Richtigkeit und Vollständigkeit übernehmen wir nicht. Änderungen und Irrtümer sind vorbehalten. Bitte beachten Sie, dass die Weitergabe dieses Angebotes nur mit unserer schriftlichen Genehmigung zulässig ist. Es gelten unsere allgemeinen Geschäftsbedingungen. Alle Rechte für Texte, Grundrisse und Bilder liegen bei Schiller u. Schiller und Joint Agents:

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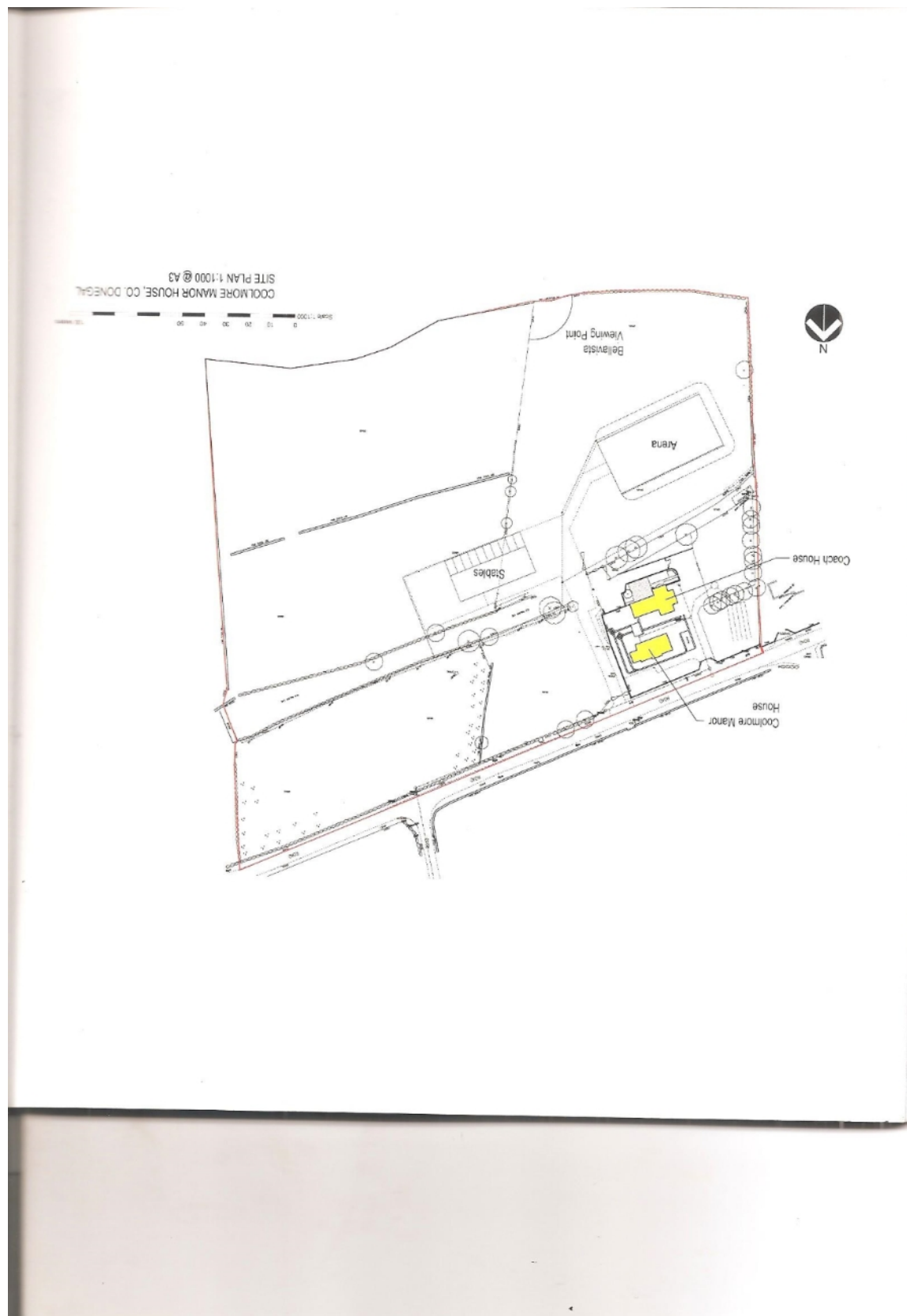
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ARDTARMON CASTLE, BALLINFULL, CO. SLIGO, F91KW88, Ireland

TEL/FAX 00353-71-9163284

email info@irishproperties.com

WEB: www.irishproperties.com



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

SCHILLER & SCHILLER

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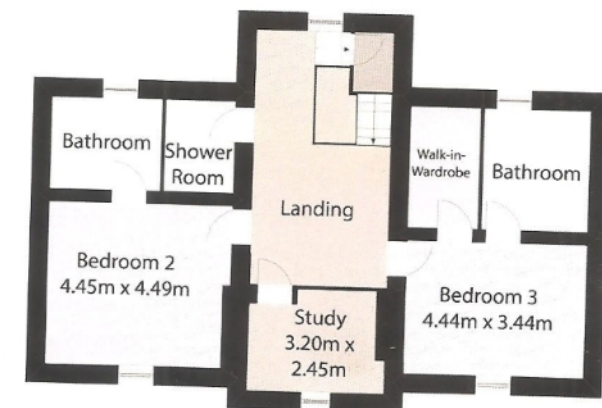
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MAIN HOUSE



BASEMENT



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COACH HOUSE APARTMENTS
2,878 square feet (267 square metres)

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