



Charmantes, renoviertes Country Haus in Strand- und Atlantiknähe bei Rossbeg, Co. Donegal

Nr: 306FT-PO

ca. 1.400qm

Preisvorstellung: € 495.000



Eckdaten:

- Bezugsfertig, neu renoviert und voll eingerichtet
- Charmantes Country Haus, zweistöckig mit 5 bzw. 6 Schlafzimmer, viel Wohnfläche
- Sehr gute Renovierung mit neuestem Geothermal Heizungssystem
- Warm, freundliche und großzügige Ausstrahlung
- Gelegen in Küstennähe mit Sandstrand, kleinem Hafen, Golfplatz sowie Ortschaften Portnoo und Glenties
- Genaue Anschrift: Mullyvea, Rossbeg, Co. Donegal, F94K0Y3

Beschreibung:

Eine besondere Gelegenheit, ein charaktervolles, vollständig renoviertes und stilvoll eingerichtetes Landhaus im wunderschönen County Donegal zu erwerben.

Das Anwesen mit ca. 1.400 m² Grundstück und über 173 m² Wohnfläche liegt bei Rossbeg, nahe Portnoo, im wildromantischen County Donegal.

Bei der Renovierung wurde darauf geachtet, alle Bereiche harmonisch auf den schönen irischen Landhausstil abzustimmen.

Das Haus wird aus Altersgründen verkauft und diente in erster Linie dazu, die schönen Sommermonate am Meer zu verbringen. Es wurde zudem sehr erfolgreich als Ferienhaus vermietet.

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Die Innenaufteilung ist überaus großzügig und umfasst zwei große Wohnräume, eine Essküche sowie einen weiteren Raum, der als sechstes Schlafzimmer oder als Bibliothek genutzt werden könnte. Ein Badezimmer, ein Wintergarten, der Eingangsbereich und ein Hauswirtschaftsraum vervollständigen das Erdgeschoss. Ein offener Kamin sowie ein Holzofen laden zu gemütlichen Abenden nach einem schönen Strandspaziergang ein.

Im ersten Stock befinden sich fünf großzügige Schlafzimmer, davon eines mit eigenem WC, sowie ein weiteres Badezimmer.

Das Objekt liegt bei Mullyvea, Rossbeg, nur wenige Minuten von Stränden, einem kleinen Hafen und einem Golfplatz entfernt. Die Ortschaften Portnoo und Glenties sind in etwa 15 Autominuten erreichbar. Der Carrickfinn Airport mit nationalen und internationalen Flugverbindungen ist ca. 35 Autominuten entfernt.

Die freundliche Aufteilung ist wie folgt:

Raum	Abmessungen	Fläche
Eingangsbereich	1.55m x 3.18m	4.93m ²
Wohnzimmer mit Holzofen, Treppenaufgang und Verbindung zur Eßküche	4.14m x 4.37m	18.10m ²
Weiteres Wohnzimmer mit offenem Kamin, sun lounge und Terrassentüre	3.70m x 6.25m	23.13m ²
Wohnküche	3.70m x 5.75m	20.35m ²
Flur	0.85m x 2.20m	1.87m ²
Hauswirtschaftsraum	1.30m x 2.00m	2.60m ²
Wintergarten	1.75m x 4.10m	7.18m ²
Library oder 6. Schlafzimmer	3.45m x 3.90m	13.46m ²
Heizungsraum	1.80m x 2.00m	3.60m ²
Erster Stock	-	-
Treppenaufgang	4.16m x 1.90m	7.91m ²
Schlafzimmer Nr.1 Large mit Doppelbett (Super King 1.80m breit)	4.00m x 4.12m	16.48m ²
Schlafzimmer Nr.2 Doppelbett (1.50m breit) + WC	3.16m x 3.65m + 1.00m x 2.28m	13.82m ²
Schlafzimmer Nr.3 mit großem Einzelbett (1.20m breit)	3.78m x 2.77m	10.47m ²
Schlafzimmer Nr.4 mit 2 Einzelbetten (beide 90cm breit)	2.72m x 3.70m	10.07m ²
Schlafzimmer Nr. 5 Einzelbett (90cm breit)	2.48m x 3.30m	8.19m ²
Badezimmer	2.50m x 2.20m	5.50m ²
Flur	5m x 0.78m + 1.00m x 2.40m	6.30m ²
Gesamt	-	173.96m ²

Nebengebäude:

2.20m x 4.30m

9.46m²

Grundstück

ca. 1.400qm Grund mit altem Baumbestand, Garten und Einfahrt

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BER: C

BER No. 119681963

Folio: DL 41087

Eircode: F94KOY3 (siehe www.eircode.ie)

Preisvorstellung: € 495.000

Besichtigung nach Vereinbarung

Alleinvertretung

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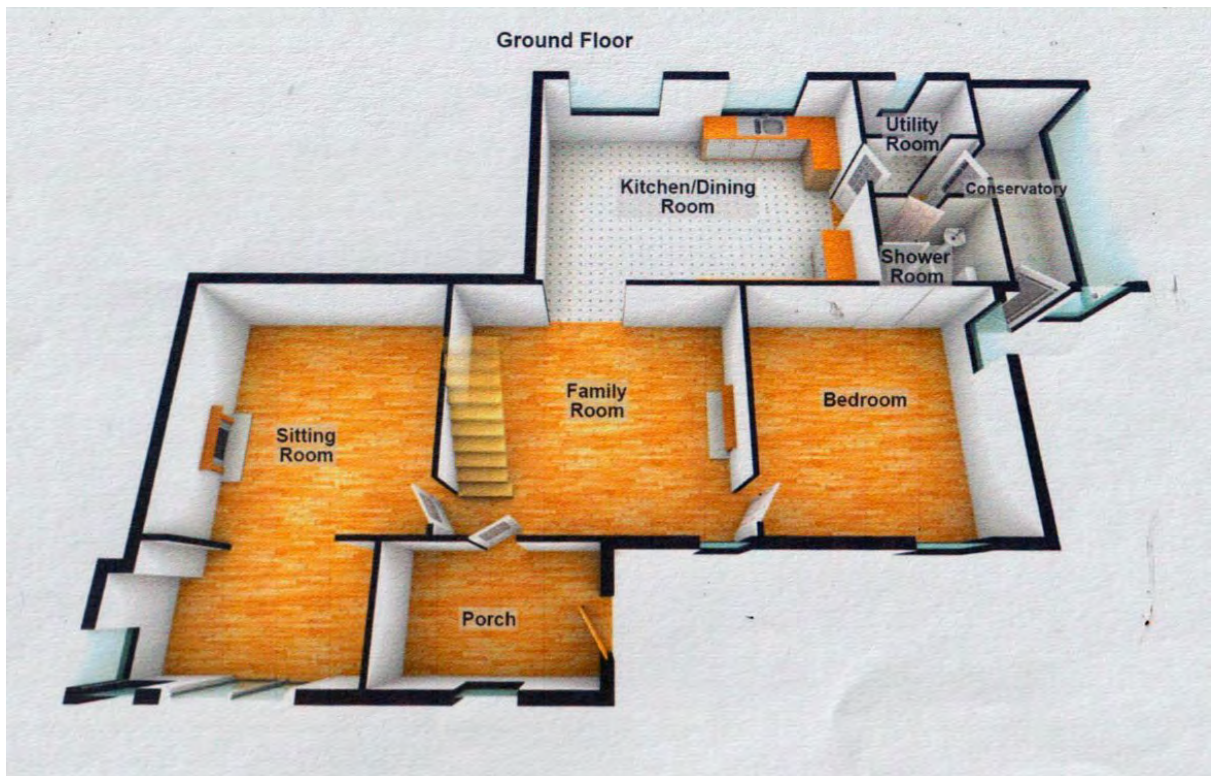
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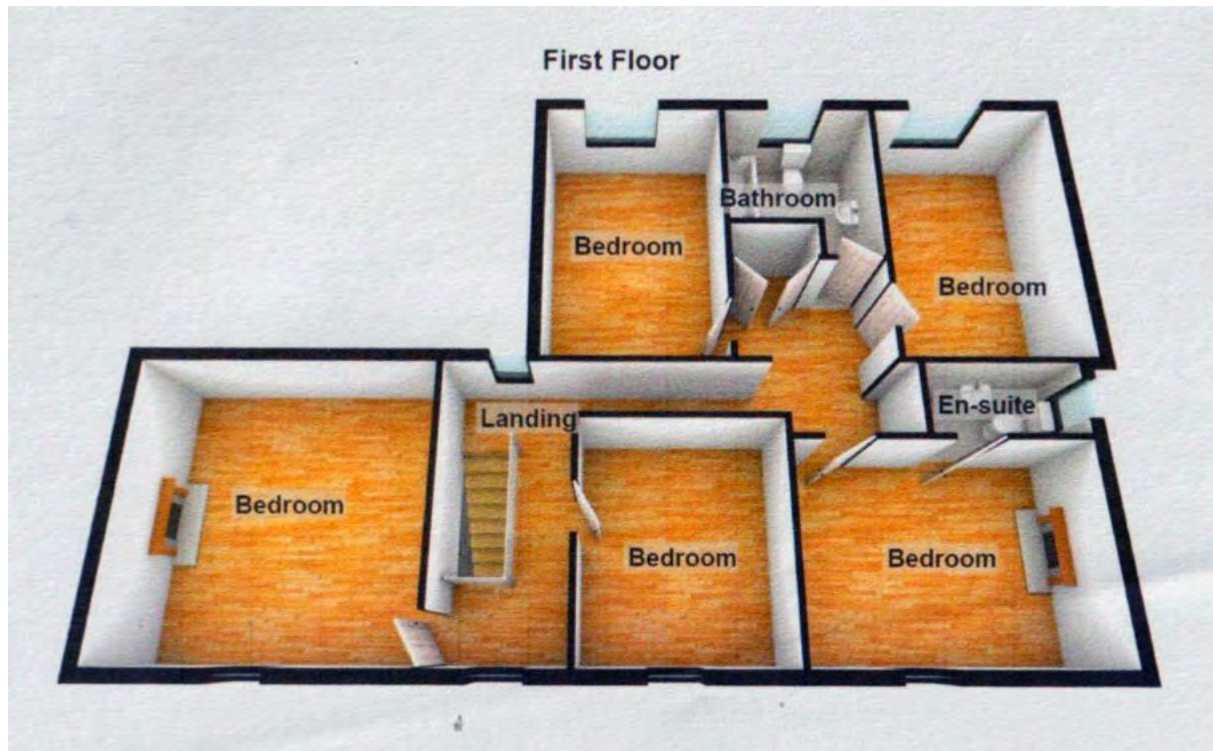
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