

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. 311 Exklusives Anwesen auf 17.100qm in herrlicher Panorama Lage mit privatem Seeanstoß und direktem traumhaften Seeblick bei Ballyconnell, Co. Cavan (311RT-BL) 17.100qm / 1.71 Hektar Preisvorstellung: € 880.000



Video link

<https://youtu.be/NUFN7BQM5cM>



Eckdaten:

Country Home mit ueber 17.000qm Grund

Private uneinsehbare Lage zwischen Strasse und See

Über 486qm Wohn und Nutzfläche

Zahlreiche Nebengebäude

Erbaut von einem Bauunternehmer aus Deutschland

Gehobene Bauausführung

Bootshaus mit Steg

Stall und Wellnessbereich

Garage

2 Werkstätten

Grünhaus

Starkstrom Anschluß

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PSRA No. 002879

VAT ID No IE7435134J



Beschreibung:

Erfüllen sie sich Ihren Traum für

Es handelt sich um ein 17.1600m² großes Anwesen mit 486 m² Wohn und Nutzfläche, direkt an 2 Seen mit privaten Seeufer. Das Haus wurde im Jahre 1992 nach deutschem Standart, von einem deutschen Bauunternehmer mit den hochwertigsten Materialien, aus Deutschland importiert, erbaut. Das Traumobjekt ist in einem sehr guten Zustand anzufinden. Mit sehr viel Liebe zum Detail, hochwertigsten Ausstattungsmerkmalen und damit verbundenen kreativen Gestaltung hat der Eigentümer zusammen mit Familie dieses zu einem ganz besonderen Flecken Erde auf dieser traumhaft schönen "grünen Insel" geschaffen...

Genießen Sie die Natur auf Ihrem eigenen Anwesen mit parkähnlich angelegter Gartenlandschaft und zwei Seen auf dieser tollen grünen Insel. Das Bootshaus mit einem Steg von etwa 30 Meter und zwei Booten wartet auf Ihre Angler-Abenteuer. Das Course Fishing ist in allen 365 Seen County Cavan frei. und Sie verfügen durch das Anwesen auch über das sog. Schusswaffen-Recht (Schrot-Munition), um auch zu jagen. Zum Anwesen gehören ein Pferd, ein Esel, 5 Gänse und 16 Show-Tauben. Über eine Sauna und einen Fitnessraum verfügen Sie selbstverständlich auch. Sollte Ihnen das alles doch noch zu wenig sein, sind noch 7 Golfplätze im Umland und die irische Kultur wartet auch auf Sie. Innerhalb von 10 Minuten erreichen sie alle Einkaufsmöglichkeiten und wunderschöne Pubs. In ca. 3km entfernt liegt ein exclusives Golf und Country Hotel, der Dublin Airport ist in 130 km in ca. 1,5h Fahrzeit zu erreichen. Die Grenze zu Nordireland ist 2 km entfernt. Zur Atlantik Küste und zur Irsh Sea sind es jeweils nur 50 km. Größere Städte wie Cavan und Enneskellen sind mit Krankenhäusern und allen Einkaufsmöglichkeiten 25 km entfernt. Ein Verwalter und ein Hausmeister sind ständig da um alles zu optimal zu betreuen. Geniesen sie einfach ihre Zeit.

Auf dem See-Grundstück wurden neben dem eigentlichem Wohnhaus in Massivbauweise und Beton-Geschossdecke mit ca 276m² Wohnfläche noch weitere Gebäude errichtet.

- das Bootshaus mit etwa 30 Meter Steg
- große Garage mit Gartenmaschinen und Lager
- große Garage & Werkstatt
- Stallung & vier Koppeln für Pferd und Esel
- Taubenhaus
- Pavillion
- Gewächshaus
- Sauna- und Fitness im Nebengebäude

Das Wohnhaus ist mit Kachelofen und offenem Kamin ausgestattet. Im EG befindet sich die große Eingangshalle, eine geräumige Wohn-Küche, Gäste-Toilette, das Wohnzimmer (ca. 80m²) und eine Bibliothek. Das OG ist aufgeteilt in Privat- und Gästetrackt zu je 2 Schlafzimmer und den dazugehörigen Bäder.

Technische Ausstattung:

- Eigener Brunnen zur Wasserversorgung

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- Bewässerung der Gartenflächen durch das Seewasser
- Alarm- und Videoüberwachung
- Starkstrom
- Internet
- Kachelofen & offener Kamin
- Gas-Zentralheizung
- Zweifachverglasung und Rollläden
- Septic-Tank für Abwasser
- hochwertige Möblierung

Sämtliche Gebäude haben die Baugenehmigung vorliegen.

Residenz:	276.8 qm.
Garage:	46.3 qm
Hauswirtschaftsgebäude:	32.8 qm.
Stall und Wellness:	64.4 qm
Werkstatt:	66.0 qm.
Gesamt:	486.3 qm.

Virtuelle Tour:

<https://vr-easy.com/tour/matthias/200909-ireland/#pano=1>

Homepage: www.home-ireland.de

Lage Eircode: H14RR80 (Siehe www.eircode.ie)

BER: C3

BER No 111511887

Preisvorstellung: € 880.000

Besichtigung nach Vereinbarung

Alleinvertretung

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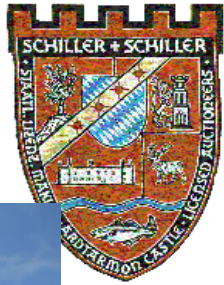
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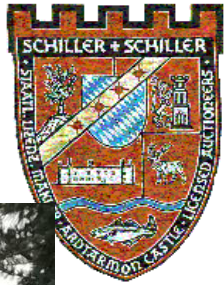
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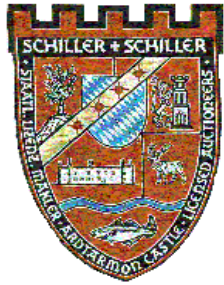
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- ① Main Building
- ② Garage
- ③ Storage
- ④ Sauna/ Fitness/ Horse Stables
- ⑤ Warehouse & Boat House
- ⑥ Glasshouse
- ⑦ Dovecote
- ⑧ Boat house at the lake with long pier
- ⑨ Pier

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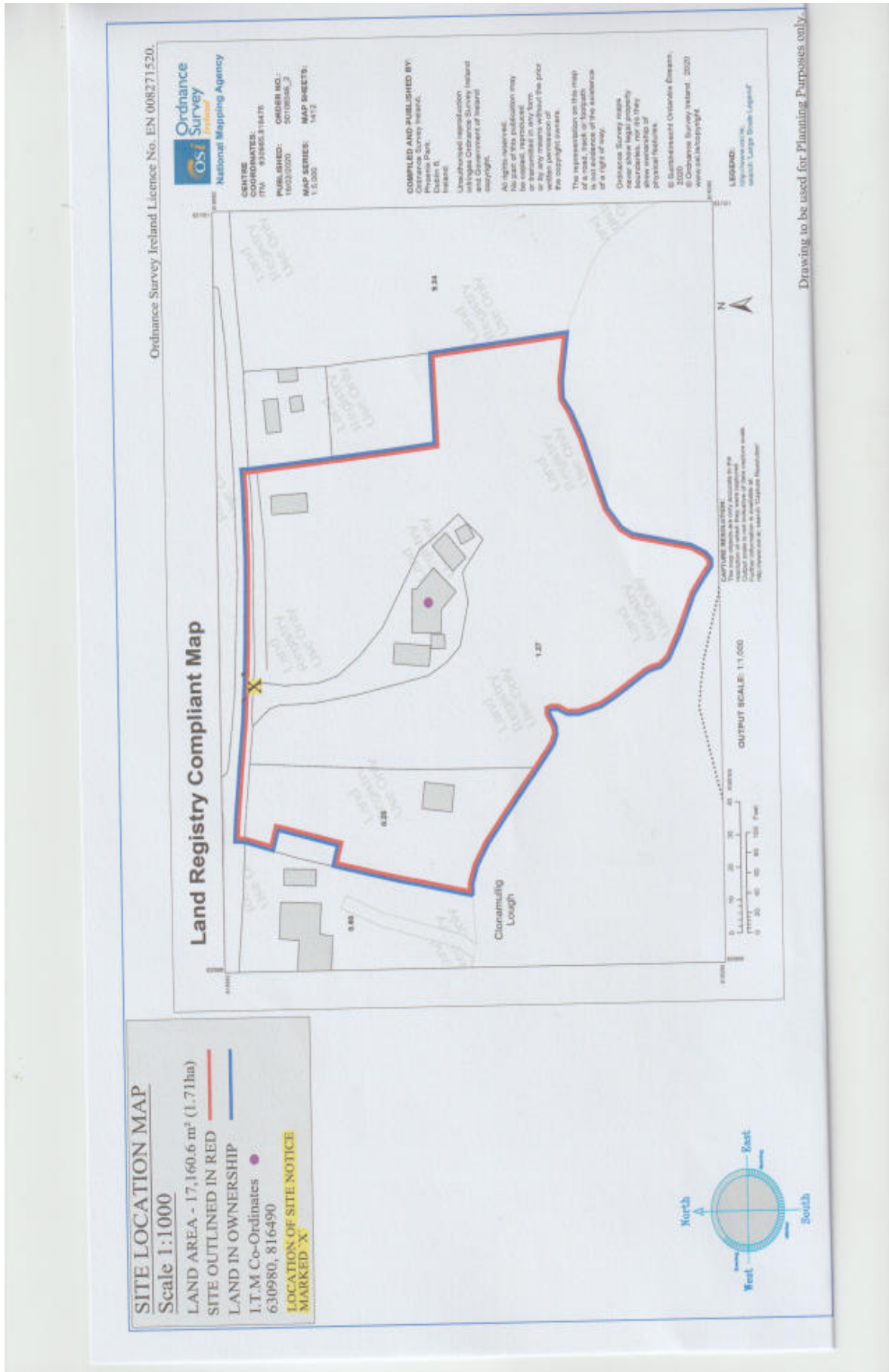
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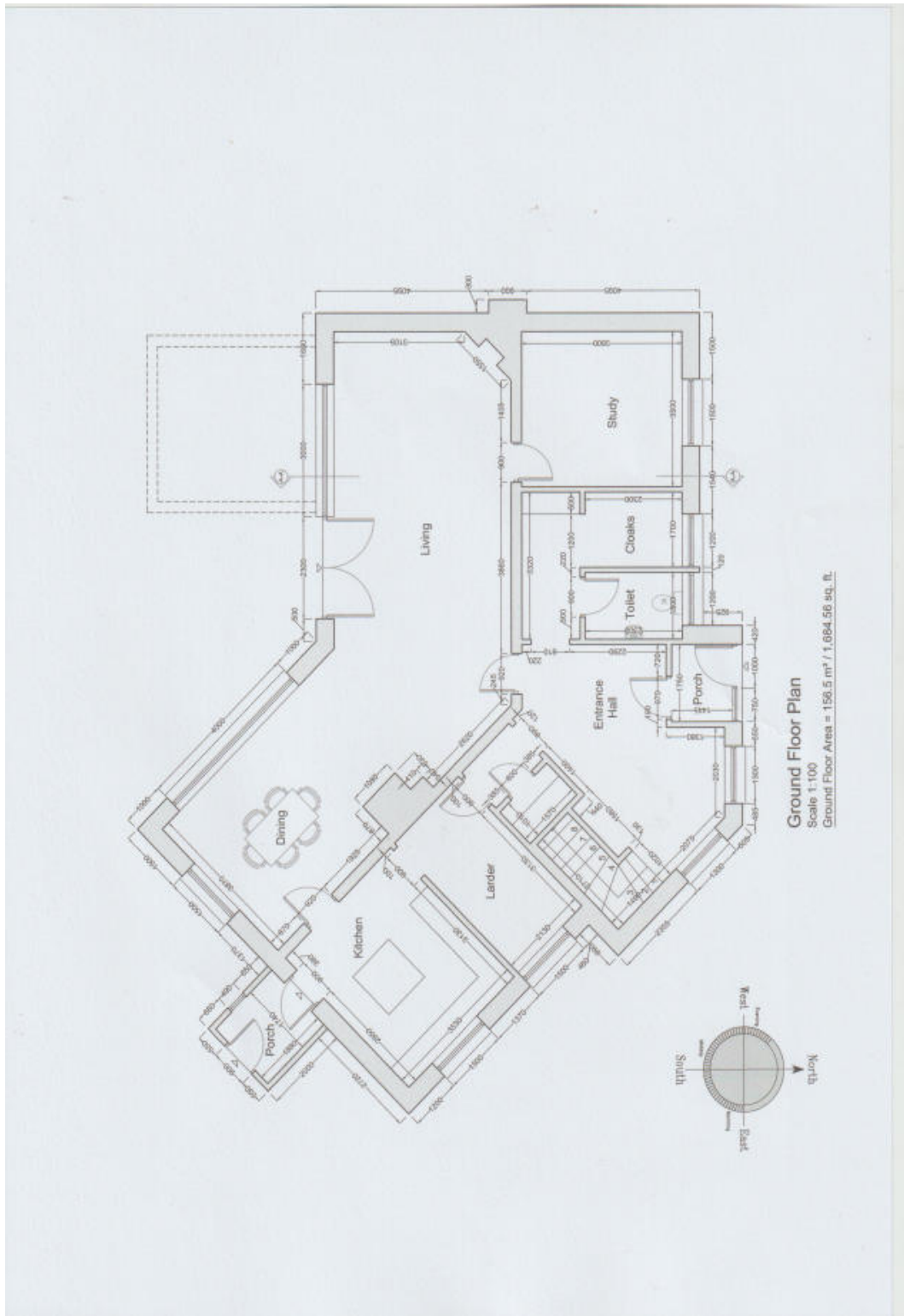
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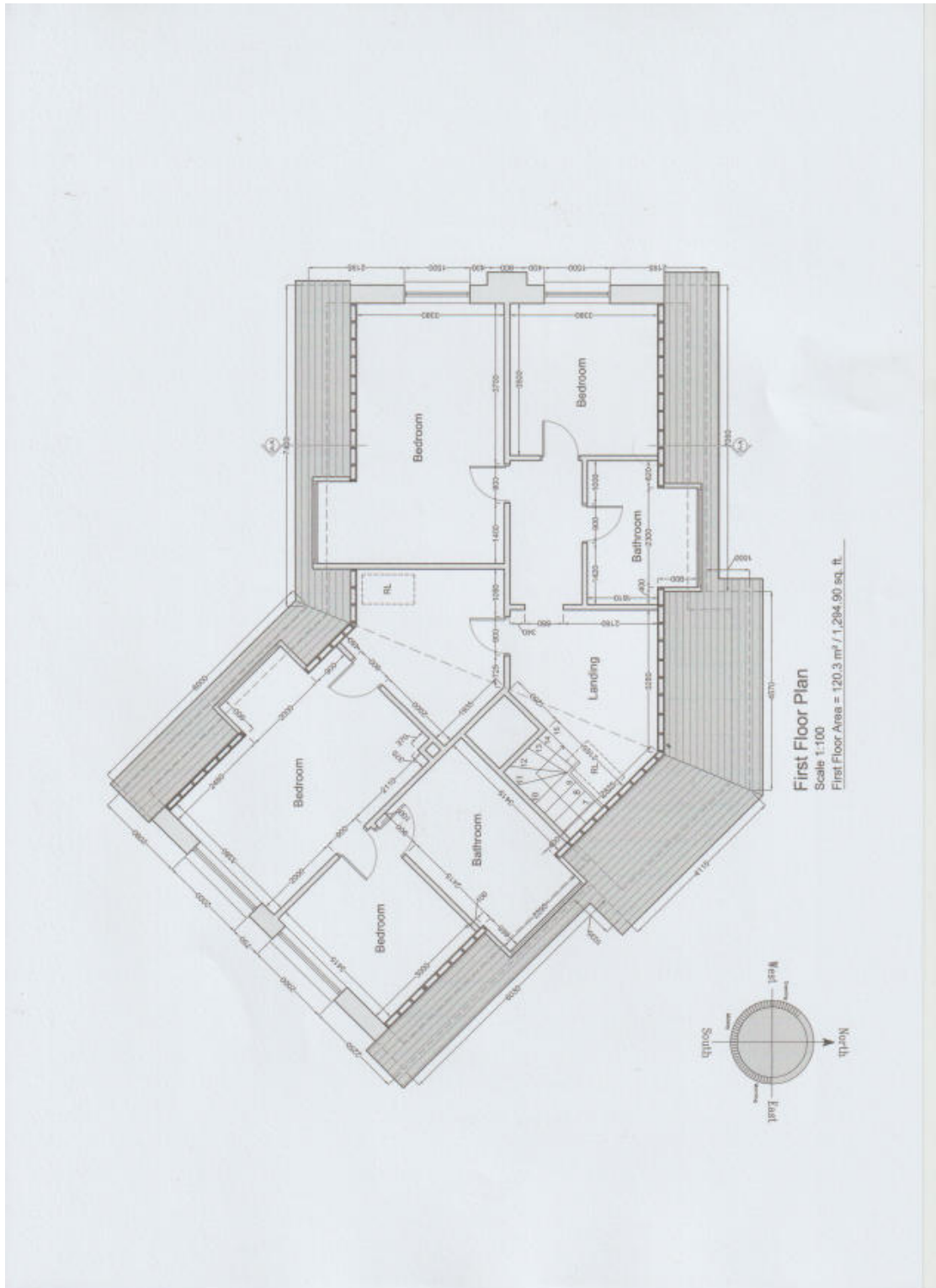
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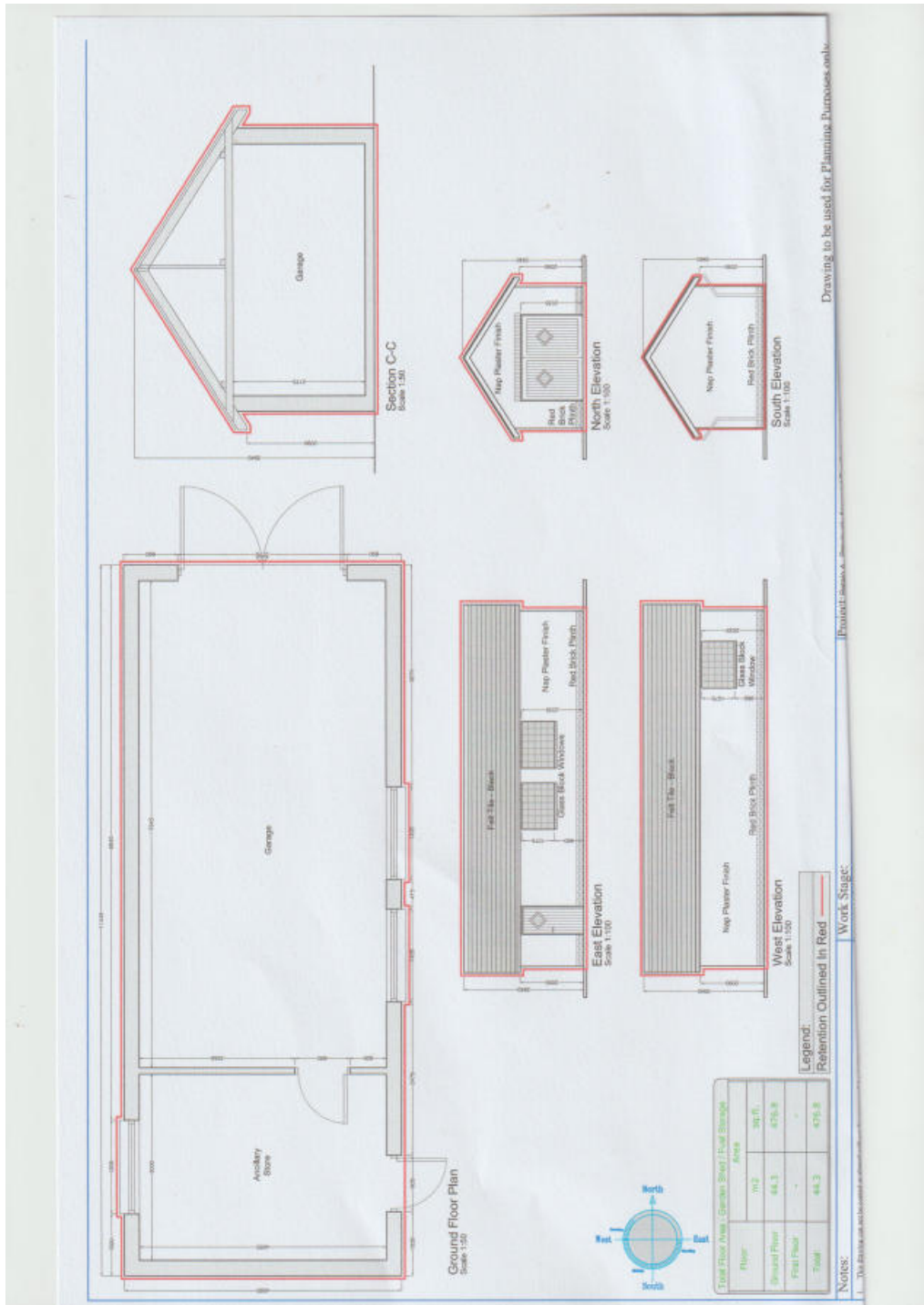
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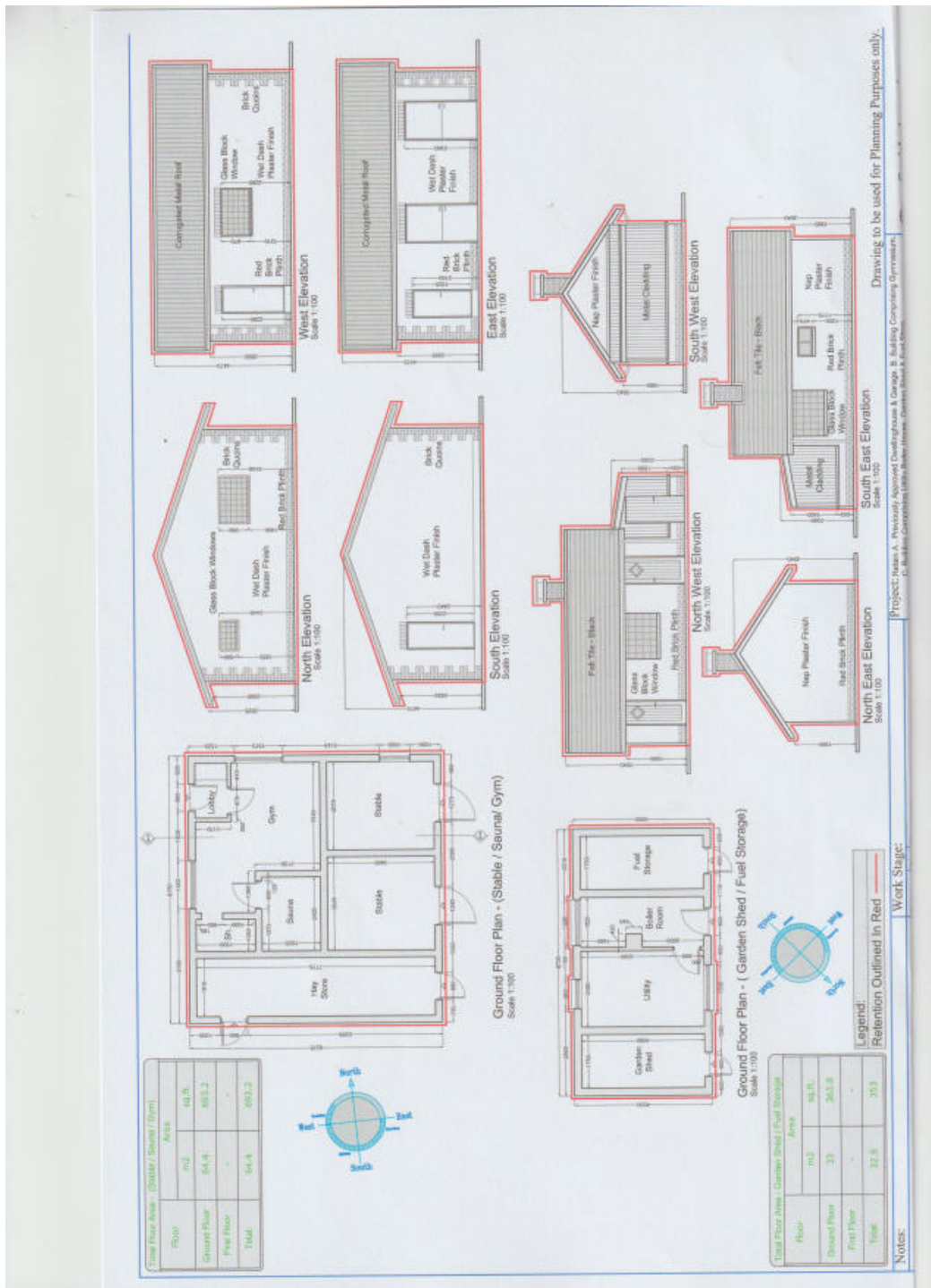


The above particulars are issued by this office on the understanding that all negotiations are conducted through this office. Every care is taken in preparing particulars but this firm does not hold itself responsible for any inaccuracies. All reasonable offers will be submitted to the vendors.

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