

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. 318 Gebäude-Ensemble mit Seewasserfront. eigenem Bootshaus,
Alleinlage inmitten geschützter Natur auf 12,9ha
45 Minuten zu Galway City

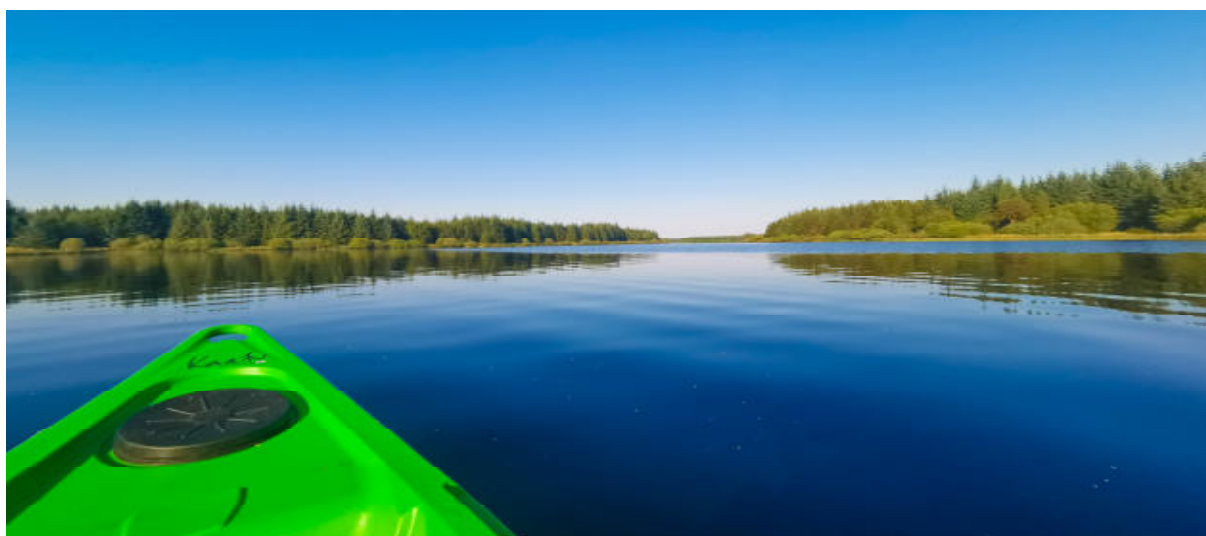
(318SD-GY) 129.280qm Grund

Preisvorstellung: € 995.000



Video link

https://youtu.be/w-On8Tdi_9Q



Eckdaten:

Ein Paradies steht zum Verkauf
Gebäude Ensemble mit 3 separaten Wohnhäusern
Haupthaus, Lakeshore Haus und Gästehaus
Private Alleinlage, Seeanstoß
Großes Gewächshaus, Selbstversorger Lifestyle
Über 129.000 Grund davon ca 40.000 Wald
Nur ca. 45 Minuten zu Galway City

Beschreibung:

Auf der Suche nach absoluter Ruhe umgeben von einem unberührten Stück Paradies in wild romantische Alleinlage gelegen am Atorick Lough zwischen Portumna und Galway? Das gepflegte Anwesen mit 3 Wohnhäusern hat eine Vielfalt von Nutzungsmöglichkeiten. Z Zt wird das Haupthaus vom Eigentümer bewohnt, die beiden anderen Häuser sind erfolgreich in der Ferienvermietung geführt. Das ca. 129.000qm große Areal mit Rotwild, Waldstück und Seeanstoß realisieren viele Traumvorstellungen.

Die Häuser

3 eigenständige Einheiten, von einander nicht übersehbar, eigen Strom/Abwasserversorgung
Main Residence – 2 Stockwerke

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Lakeshore Residence – Bungalow Stil, offene Aufteilung
Gästehaus – 3 SZ mit Sauna

The Main Residence

Modernisiertes Bauenrhaus mit Anbau, guter Standard, großzügige Aufteilung mit Galerie, Sauna, Gartenzimmer

Wohnküche, Natursteinboden, Zugang zu Wintergarten und Gartenbereich

5.50m x 4.50m	24.75m ²	
Wintergarten 5.35m x 3.00m		16.05m ²
Eingangsbereich. 2.70m x 3.60m		9.72m ²
Barempfang 3.00m x 4.00m		12.00m ²
Wohnzimmer mit Galerie, offen bis zu Dachbereich, Terrassentüre 4.00m x 5.50m		22.00m ²
Galerie 2.50m x 4.00m		10.00m ²
Flur 3.40m x 1.10m + 1.50m x 2,20m		7.04m ²
WC 2.05m x 2.00m		4.10m ²
SZ Nr.1 3.05m x 4.20m		12.81m ²
Sauna 1.80m x 1.95m		3.51m ²
Wirtschaftsraum mit Duschbereich, Aussenzugang, 1.95m x 3.50m		6.83m ²
Gartenraum/ Werkstatt, 4.45m x 6.45m		28.38m ²
Stau und Vorratsraum, 9.50m x 3.80m		
36.10m ²		

Erster Stock

Aufgang/Flur 4.00m x 2.50m		10.00m ²
SZ Nr. 2 mit hoher Decke bis zu Dach 3.10m x 4.18m		12.96m ²
SZ Nr. 3 (Elternschlafzimmer) 5.60m x 4.54m		25.43m ²
Bad, begehbar von Flur und Elternschlafzimmer, 2.50m x 4.90m	12.25m ²	
SZ Nr.4 mit Einbauschränk wand, 4.26m x 3.60m		15.34m ²
Total		269.27m ²

Fußbodenheizung, Heikörper und Feststoff Ofen

Es wurden neue Fenster eingebaut

The Lakehouse

Bungalow Stil mt offern Aufteilung, 100m vom See in erhobener Lage

Eingang/WC WC 3.09m x 3.15m		9.74m ²
Offener Flur vom Wohnbereich 7.50m x 1.95m		14.63m ²
Wohnbereich, Küche und Fensterfront zu See 5.28m x 7.80m	41.19m ²	
SZ Nr.1 3.40m x 2.84m		9.66m ²
SZ Nr.2 3.40m x 3.30m		11.22m ²
SZ Nr.3 mit Terrassentüre, 3.40m x 3.56m		12.11m ²
Bad, 2.45m x 1.93m+ 0.90m x 1.30m		5.90m ²
Total		104.45m ²

Fußbodenheizung

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Gästehaus" Shepherd's Cottage"

Natursteingebäude		
Eingangsbereich 2.40m x 2.40m		5.76m ²
Bad mit Sauna, 3.85m x 2.75m		10.55m ²
Wohnküche unterteilt von Kamin, Terrasenzugang 4.55m x 10.00m		45.50m ²
Erster Stock		
Aufgang 2.10m x 2.00m		4.20m ²
Stauraum, 2.00m x 2.05m		4.10m ²
SZ Nr. 1	3.95m x 4.58m	18.10m ²
SZ Nr. 2	4.52m x 4.58m	20.71m ²
SZ Nr. 3	2.65m x 4.37m	11.58m ²
Total		120.50m ²
Elektro Speicherheizung		

Nebengebäude:

Gewächshaus	30,00m x 9.50m	285.00m ²
Scheuned/Stall	5.40m x 7.60m	41.04m ²

Bootshaus

Grund:

Ca. 129.000 qm, davon 40.000 inmitten geschützter Natur

Der bestehende Gästebetrieb kann auf Wunsch weiter geführt werden. Details auf Anfrage.

Folios: GY 125894F + GY 4381F + GY 6596F + GY 9205F (siehe www.landdirect.ie)

Eircode: H62H564 + H62P284 + H62ER24 (siehe www.eircode.ie)

BER: E1 (No 109313585) G (No. 109313742) G (No. 109313775)

Preisvorstellung: Euro 995.000

Besichtigung nur nach Vereinbarung
Exklusivvertretung

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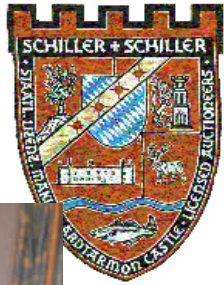
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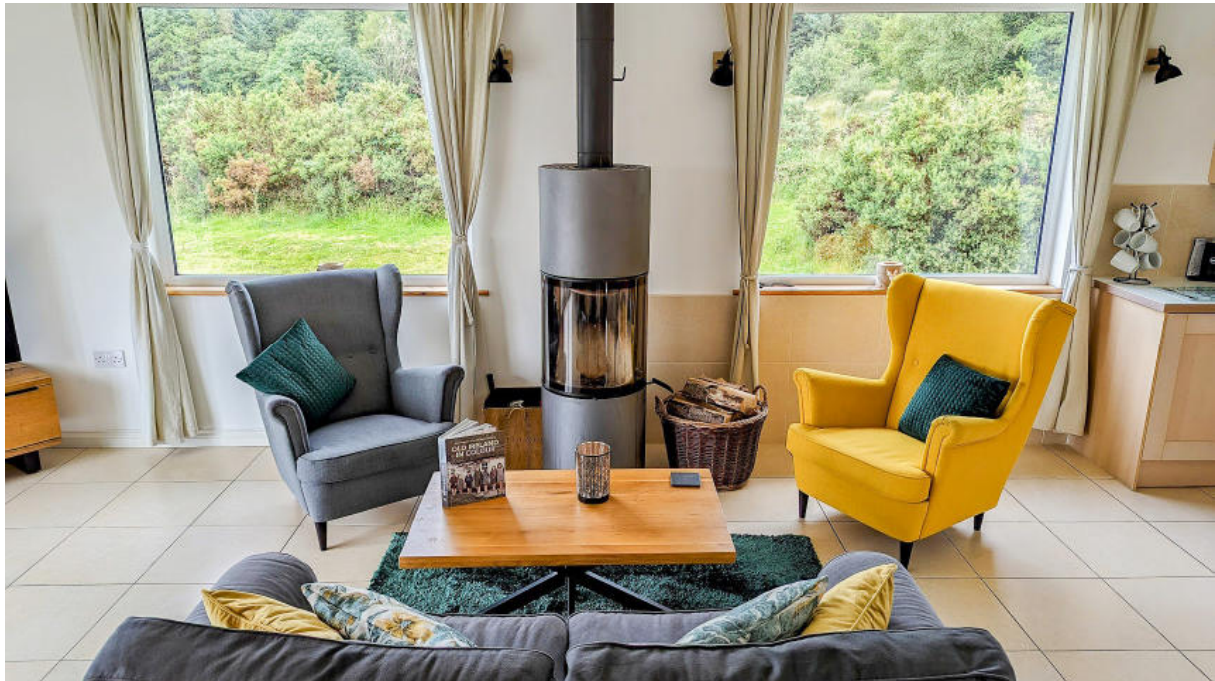
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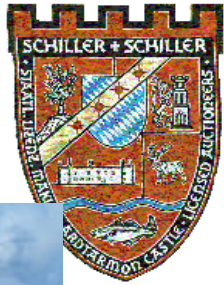
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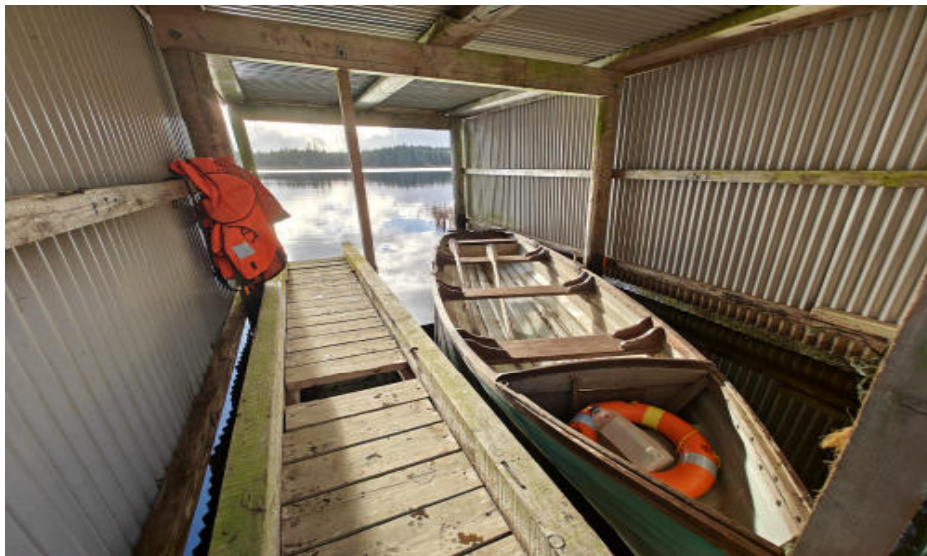
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