

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. 358 Architektenhaus mit Landwirtschaft (29.2ha) und langem Flußanstoß
am Drowes Lachsfluß und Atlantiknähe im Co. Donegal

(358EG-RS) Ca. 290.880qm/ 29.088ha

Preisvorstellung: €550.000



Eckdaten:

Architektenhaus, erbaut in den späten 80iger Jahren als Altersruhesitz eines Architekten

Über 280qm Wohnfläche mit weiteren 276qm Stallungen

Dazugehörige Landwirtschaft mit über 29 ha.

Hirschgehege mit weiteren Stallungen

Langer Flußanstoß an bekannten Lachsfluß den Drowes

2 Meilen vom Ort Donegal und dem Wild Atlantic Way, 5 km zum Lough Melvin

Preisvorstellung: € 550.000

Beschreibung:

Einmalige Gelegenheit eine Farm mit über 29ha am Drowes Lachsfluß mit großzügigem Einfamilienhaus zu erwerben. Das Haus wurde als Altersruhesitz nach deutschen Vorstellungen eines Architekten in den späten 80iger Jahren erbaut.

Der Drowes River ist einer der bekanntesten Lachsflüssen Irlands.

Das Anwesen befindet sich 2 km vom Ort Bundoran sowie dem Atlantik und dem Wild Atlantic Way entfernt.

The Residence:

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PSRA No. 002879

VAT ID No IE7435134J

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Architektenhaus mit Stallgebäude, großzügige Aufteilung, Südlage mit Blick auf den Drowes River.

Erdgeschoß:

Eingangsbereich 2.18m x 5.50m	11.99m ²
Wellnessbereich mit Sauna 2.12m x 5.70m	12.08m ²
Empfangshalle mit Treppenaufgang 2.90m x 6.10m	17.69m ²
Schlafzimmer Nr.1 4.20m x 3.70m	15.54m ²
Schlafzimmer Nr.2 mit Kamin und Bad 4.25 x 5.80m	24.65m ²
Bad 1.60m x 4.30m	6.88m ²
Heizraum 2.10m x 2.40m	5.04m ²
Gäste WC	
Erster Stock	
Treppenbereich und Flur 1.7m x 6.00m	10.20m ²
Speis 1.30m x 1.20m	1.56m ²
Gäste WC 1.10m x 2.10m	2.31m ²
Küche 2.9m x 4.70m	13.63m ²
Esszimmer mit Feststoffofen, 3.2m x 4.00m	12.80m ²
Wintergarten mit Flussblick, 6.30m x 5.85m	36.86m ²
Wohnzimmer mit Kamin 7.40m x 4.80m	35.52m ²
Zweiter Stock	
Badezimmer 3.50m x 4.00m	14.00m ²
Elternschlafzimmer 4.70m x 6.80m	31.96m ²
Herrenzimmer (oder Sz. 5) 3.50m x 5.30m	18.55m ²
Aufgangsbereich 2.50m x 4.30m	10.75m ²
Wohnfläche gesamt:	282.01m ²

Stallgebäude:

Auf gleicher Ebene mit Erdgeschoß Wohnhaus und mit Verbindungstüre:

Garage 3.8m x 5.00m	19.00m ²
Hauswirtschaftsraum 5.20m x 3.50m	18.20m ²
Waschraum 3.50m x 5.60m	19.60m ²
Stall 4.8m x 5.50m	26.40m ²
Grünhaus 4.20m x 6.80m	28.56m ²
Stall 3.5m x 5.70m	19.95m ²
Stauraum 4.70m x 2.60m	12.22m ²
Stall 6.30m x 6.00m	37.80m ²
Stall 3.40m x 2.30m	7.82m ²
Werkstatt 3.70m x 11.10m	41.07m ²
Maschinenraum 8.30m x 5.50m	45.65m ²
Flur	
Stall zur Fütterung	
Gesamt Stall	276.27m ²

Die Südlage des Hauses sowie die relative zentrale Lage im eigenen Areal von 29.1ha geben dem ganzen den besonderen Schliff. Das Haus waere als Gästehaus mit Reit und Fischmöglichkeiten weiter ausbaubar.

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Grund:

Ca. 29.1 ha mit Hirschgehege und weiterer Heuscheune, langer Flußanstoß.

Preisvorstellung: €550.000

Besichtigung nach Vereinbarung.

Exklusivvertretung

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Building Energy Rating (BER)

BER for the building detailed below is: **D1**

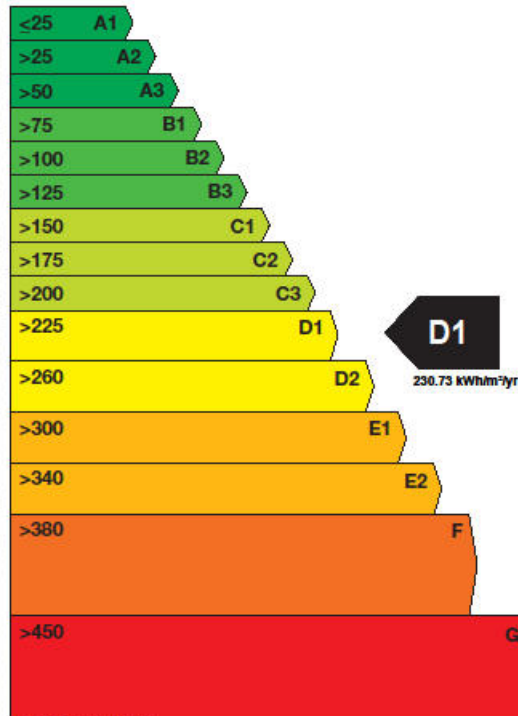
Address MAGHERACAR
 BUNDORAN
 CO. DONEGAL

BER Number 108493875
 Date of Issue 16/03/2016
 Valid Until 16/03/2026
 Assessor Number 101658
 Assessor Company No 101658

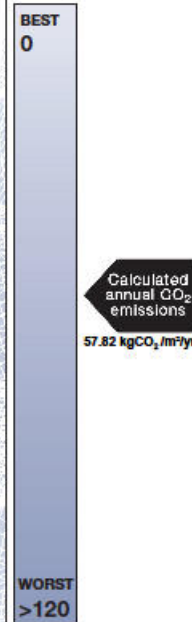
The Building Energy Rating (BER) is an indication of the energy performance of this dwelling. It covers energy use for space heating, water heating, ventilation and lighting, calculated on the basis of standard occupancy. It is expressed as primary energy use per unit floor area per year (kWh/m²/yr).

'A' rated properties are the most energy efficient and will tend to have the lowest energy bills.

Building Energy Rating kWh/m²/yr MOST EFFICIENT



Carbon Dioxide (CO₂) Emissions Indicator kgCO₂/m²/yr



The less CO₂ produced, the less the dwelling contributes to global warming.

IMPORTANT: This BER is calculated on the basis of data provided to and by the BER Assessor, and using the version of the assessment software quoted below. A future BER assigned to this dwelling may be different, as a result of changes to the dwelling or to the assessment software.

DEAP Version: 3.2.1

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