

SCHILLER & SCHILLER

LICENSED AUCTIONEERS & SOLE AGENTS

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

TEL/FAX 00353-71-9163284

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(202) Charmantes Cottage im Jagdhütten Stil, mehrere Teiche auf 7.000qm mit viel Baumbestand nahe Ortschaften Keadue/Leitrim sowie Shannon Wassersystem und See Lough Allen

(202WR-KE) ca. 7.000qm / 0.70 ha

Preisvorstellung: 285.000



Eckdaten:

Ursprüngliches Cottage umgebaut im Stil einer Hunting Lodge

Gelegen auf einem 7.000qm Areal mit viel exotischen Baumbestand

Mehrere Teiche

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PSRA No. 002879

VAT ID No IE7435134J

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Sehr private Lage, uneinsehbar nicht von der öffentlichen Strasse
Weiteres Nebengebäude aus Naturstein dient als Stauraum, mit WC
Weiteres 3 Zimmer Cottage in originalem Zustand steht zur Renovierung bereit
Gelegen zwischen Ortschaften Keadue und Leitrim Village, nahe See Lough Allen
Kann voll eingerichtet übernommen werden.
Würde sich als Airbnb Objekt sehr gut vermieten

Beschreibung:

EINZIGARTIG NACHBARLOS, GERÄUSCHLOS - Umgeben von ca. 7.000qm größten Teils bewachsen mit einigem exotischen Bäumen. Seit über 40 Jahren im Besitz des Verkäufers. (Verkauf aus Altersgründen)

Zu den wesentlichen Merkmalen dieses rustikalen Unikats gehören ein ursprüngliches Cottage im Stil einer Hunting Lodge das vergrößert wurde, ein weiteres Nebengebäude aus Naturstein (Wirtschaftsraum / Haustechnik) mit WC sowie noch ein drittes Cottage im originalen Zustand mit Blechdach das stark renovierungsbedürftig ist.

Umgeben von ca .7.000qm auf dem jahrzehntelang eine Vielfalt von exotischen Bäumen und Sträuchern angepflanzt wurden. Dazu kommen noch 2 Teiche.

Das Areal ist von der öffentlichen Straße uneinsehbar und man findet auf den Terrassen innere Ruhe und direkte Nähe zur Natur im eigenen 7.000qm Privatareal.

Gelegen in einer reizvollen Gegend zwischen Leitrim Village und Keadue. Das Shannon Wassersystem sowie der See Lough Allen sind wenige Kilometer entfernt.

Die Lodge

Großzügige Aufteilung mit zentralem imposanten Kaminzimmer, Wintergarten mit Eßtisch und weiteren Kaminecke sowie Zugang zur Terrasse, Eßzimmer/ Empfangshalle mit Zugang zu einer weiteren Terrasse mit Grillplatz, Eingangsbereich, platzsparende Küche mit einem gemütlichen Bettbereich unter der Dachschräge, erreichbar über einer massiven Holzleiter, großzügiges Badezimmer, Elternschlafzimmer mit Himmelbett, separate Gäste Suite mit eigenem Bad und Außenzugang.

Zentrale Gasheizung sowie 2 Feststofföfen und der beeindruckende Kamin sorgen für Gemütlichkeit und das Wohlbefinden.

Hauswirtschaftshaus

Natursteingebäude mit Haustechnik und WC, durchaus als weiteres Gästezimmer umbaubar

Traditional Cottage

Weiteres freistehendes 3 Zimmer Cottage im baufälligen Zustand. Würde sich als Gästehaus ausbauen lassen.

Der Verkäufer hat über die Jahrzehnte viele exotische Bäume auf dem 7.000qm großem Grundstück angepflanzt. Darunter zählen chinesische Ahorn, Tannen, Eichen, Lärchen, Aralien Fortunnien, kalifornisch und chinesische Mammut, Eukalyptus, rote Kastanien, Zaubernuss, Eßkastanie, Klematis, Speierling.....

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2 Teiche

Aufteilung Lodge:

Eingangsbereich 3.00m x 1.30m 3.90m²

Empfangsraum mit Eßecke, Kaminofen, Zugang zur Terrasse mit Grillplatz,
offenen Innenholzdecke

4.00m x 5.60m 22.40m²

Kaminzimmer mit herrschaftlichen Kamin, gemütliche Kaminecke

Offen Innenholzdecke

4.10m x 4.10m 16.81m²

Wintergarten mit weiterem Eßbereich, Kaminofen Ecke, Zugang zur
zweiten Terrasse, 3.00m x 7.45m 22.35m²

Elternschlafzimmer mit himmelbett, 3.00m x 4.20m 12.60m²

Galeerenküche mit Emporen Schlafecorridor bringt zusätzliche Quadratmeter
Wohnfläche und gibt der Küche eine neue Erscheinung.

Vor allem Kinder sind von einer Hochebene begeistert.

ob als Hochbett umfunktioniert oder als weitere Fläche zum Spielen,
das Wohnvergnügen ist garantiert.

3.70m x 2.30m 8.51m²

2.00m x 2.70m 5.40m²

Modernes Badezimmer, 3.35m x 1.50m 5.02m²

Gäste Suite mit eigenem Eingang und Bad, 4.80m x 4.15m 19.92m²

Bad, 1.35m x 2.25m 3.04m²

Hauswirtschaftsgebäude mit WC, 6.75m x 3.20m 21.60m²

Cottage (baufällig) in 3 Zimmer unterteilt

3.50m x 3.80m 13.30m²

3.50m x 3.50m 12.25m²

3.50m x 3.80m 13.30m²

Gesamt 180.40m²

Es befindet sich noch Aussenmauern eines weiteren Ein Zimmer Gebäude
am Grundstück.

Ausstattung

Zentrale Gasheizung, Hauptwasser und Klärgrube

Grundstück:

Ca. 7.000qm größten Teils bewachsen

Folio: RN18281F (Siehe www.landdirect.ie)

Lage: Eircode: N41Y542 (Siehe www.eircode.ie)

Energieauszeichnung: BER: F BER No. 118695451

Preisvorstellung: € 285.000

Besichtigung nach Vereinbarung

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Alleinvertreung

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