

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. 300) Großzügiger Bungalow mit privatem Seeanstoß am bekannten See
Lough Melvin mit ca. 17.900qm/1.79ha Grund bei Edenville, Kinlough,
Co. Leitrim (300ER-EE)



Eckdaten:

Privater Seeanstoß am See Lough Melvin

Südlage mit 17.900qm Grund mit Weiden und etwas Baumbestand/ Hecken

Gelegen zwischen öffentlicher Strasse und See bei Edenville, Kinlough

5 Minuten zur Ortsmitte

Großzügig geschnittener Bungalow, Dachgeschoß ausbaufähig, große Garage

Allgemein sehr gepflegter Zustand

Beschreibung:

Lage, Lage, Seelage

Ein sehr schönes Anwesen gelegen an den Ufern des Sees Lough Melvin bei Kinlough im Co. Leitrim. Südlage mit eigenem Seeufer und einem sehr schönen Seeblick vom Haus aus geben den besonderen Reiz. Im Hintergrund hat man Blick auf die Dartry Berge.

Ca. 5 Minuten zur Ortsmitte Kinlough mit Einkaufsmöglichkeiten, die nächste Stadt Bundoran (Atlantikküste) ca 10 Minuten. Hier gibt es Kino, Golfplatz, Lidl, Restaurants, Sandstrand etc.

Das Haus wurde ca. 1978 erbaut und seitdem liebevoll gepflegt und auf neuesten Standard gehalten. Fenster wurden 2021 erneuert, Sanitäre Ausstattung und Heizung 2010. Die gute Energie Note B3 spiegelt den guten Standard.

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PSRA No. 002879

VAT ID No IE7435134J

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Der Bungalow wurde mit dem Gedanken eines Ausbaus im Dachbereich erbaut. Hier könnte man den Speicher weiter ausbauen.

Insgesamt verfügt das Haus über 4 Schlafzimmer, davon 2 mit Waschbecken und Einbauschränken.

Wohnzimmer und Küche sowie eines der Schlafzimmer haben Blick auf das eigene Areal, See und Berge.

Das Garagentor der früheren im Haus befindliche Garage wurde mit einem Fenster ausgetauscht und nun als großer Hobbyraum genutzt. Dies könnte man als auch 5. Schlafzimmer einrichten.

Badezimmer wurde ebenfalls mit Dusche neu umgebaut und modernisiert.

Gäste WC, Heizraum und Gang mit Haushaltsgeräten zur Hintertüre vervollständigen den Bungalow.

Es besteht noch eine weitere große Garage zur Westseite.

Das 17.900 qm große Grundstück mit Seeanstoß ist die Krönung des Objekts.

Aufteilung

Wohnzimmer mit Kamin 3.60m x 4.96m	17.86m ²
Modernes Bad 1.90m x 3.28m	6.23m ²
Eßküche mit Speis, 3.55m x 3.50m	11.89m ²
Hobbyraum bzw. SZ 5 3.25m x 5.10m	16.58m ²
SZ Nr. 1 3.55m x 3.35m	11.89m ²
SZ Nr. 2 3.29m x 3.05m	10.03m ²
SZ Nr. 3 mit WB 3.25m x 4.00m	13.00m ²
SZ Nr.4 mit WB 3.25m x 4.00m	13.00m ²
Eingangsbereich und Flur 280m x 3.20m	
0.95m x 6.20m	14.85m ²
Hotpress	
Heizraum	
Hintereingang und Gang	
Gäste WC 1.80m x 1.60m	2.88m ²
Insgesamt	118.21m ²
Große Garage 5.30m x 9.50m	50.35m ²

Folio LM 213F (Siehe www.landdirect.ie)

Eircode F91T9P7 (Siehe www.eircode.ie)

BER: B3, BER No. 102214160

Preisvorstellung: € 365.000

Besichtigung nach Vereinbarung

Alleinvertretung

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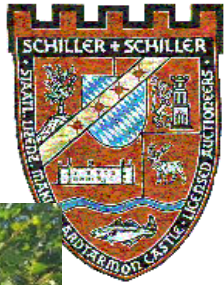
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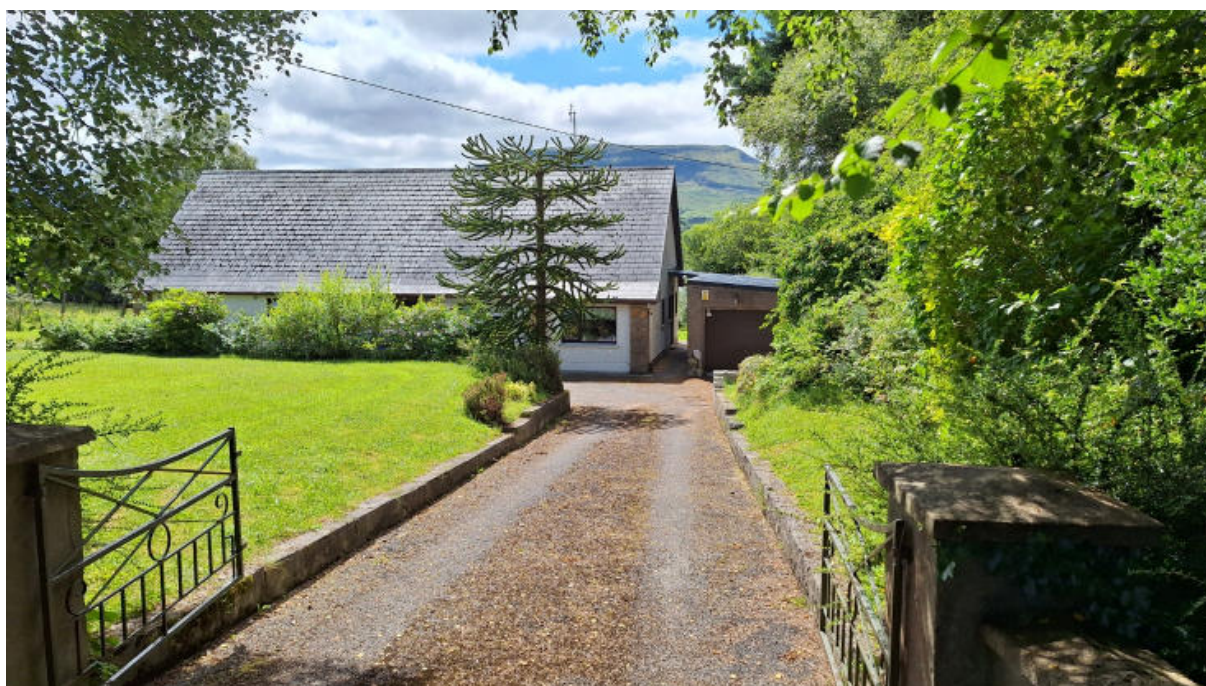
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Attic 06

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Property Details

> Back

Folio Number LM213F
Title Level Freehold
Plan Number 40
Property Number 1
Area of selected plans 1.79 hectares.
Number of Plans on this folio 1
Address Edenvilla, Kinlough, Co. Leitrim, F91 T9P7
Add to Basket Create Alert

*Title & Easement Registration Boundaries and Plan Area are not conclusive. See Section 52(2) of Registration of Title Act 2006 and Rule 8(3) of the Land Registration Rules 2012

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Edenvilla, Kinlough, Co. Leitrim, F91 T9P7

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