LICENSED AUCTIONEERS & SOLE AGENTS

ARDTARMON CASTLE, BALLINFULL, CO. SLIGO

TEL/FAX 00353-71-9163284 email info@irishproperties.com WEB: www.irishproperties.com

No. 306 Substantial Country Home with lakefrontage, boat moorings and 2 private islands on Lough Gara, Co. Sligo

(306KR-MN) approx. 4.27hectares /10.57 acres Priced to sell: € 449.000







Key Factors:

Modern and spacious country home located on the shores of Lough Gara, Co. Sligo Property includes 2 islands on lake

Extensive private lake frontage with boat slipway and small natural harbour Beautifully presented, turn-key, ready to occupy

Located very privately at end of private laneway minutes to Monasteraden village. Priced to sell

Description:

Fancy owning an island or 2? This property comes with a total of over 10 acres, private lake frontage onto well-known Lough Gara fishing lake in Co Sligo/Roscommon as well as 2 islands. The lakeside residence is of generous open-plan lay-out and invites to entertaining many parties in the future.

Located on end of private cul-de-sac at Falleens, approx. 5 minutes to Monasteraden, 10 minutes to Gurteen, 15 minutes to Boyle and 25 minutes to Knock International Airport. The luxurious residence offers:

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34.92m2

38.40m2

21.00m2

19.68m2

2.30m2

2.80m2

17.72m2

21.56m2

28.56m2

188.89m2

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Entrance Porch, 1.5m x 1.3m

1.95m2

Open Plan living room with natural stone fireplace stove feature $4.85 \text{m} \times 7.2 \text{m}$

Kitchen/diner flows from living area, featuring stove, 6m x 6.4m Gentlemans Smoking area/Bar, with open fireplace, 6m x 3.5m Utility which could also be 4th bedroom, tiled floor, 4.1m x 4.8m

Guest WC, 2m x 1.15m
Back Porch, 1m x 2.8m

Bedroom No.1 with en-suite ($1.3m\ x\ 2.7m)$, $4.9m\ x\ 2.9m,$

Bedroom No. 2 with en-suite, 4.9m x 4.4m Bedroom No. 3 with en-suite (2.7m x 2.4m)

Hallways Total

Outhouses: Garden steel type shed.

Grounds: Over 10 acre including islands, ample private lake frontage

Eircode: F45DH42 Folio: SL 11079F BER No.104924279

Services: Private Well, Mains Power, Bio Cycle Septic tank.

Priced to sell: € 449.000

Viewing by appointment with sole selling agents.

SCHILLER & SCHILLER



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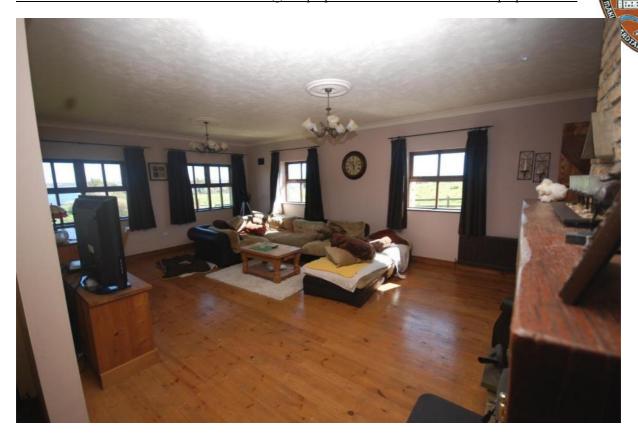


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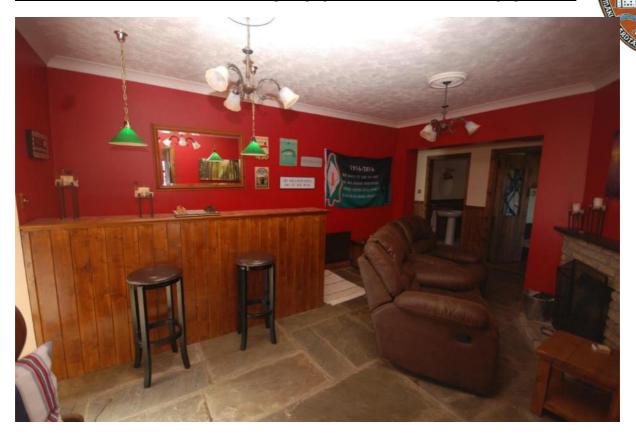


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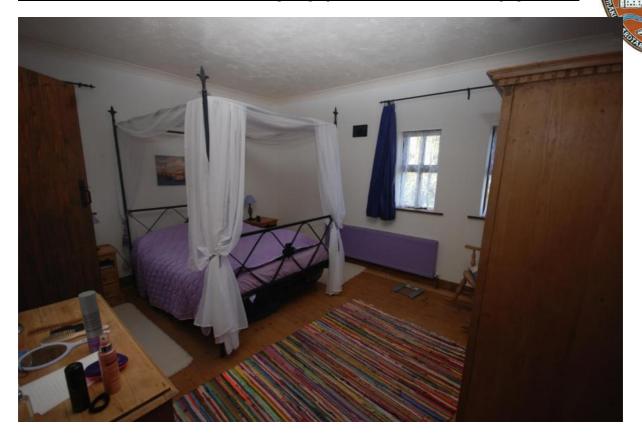


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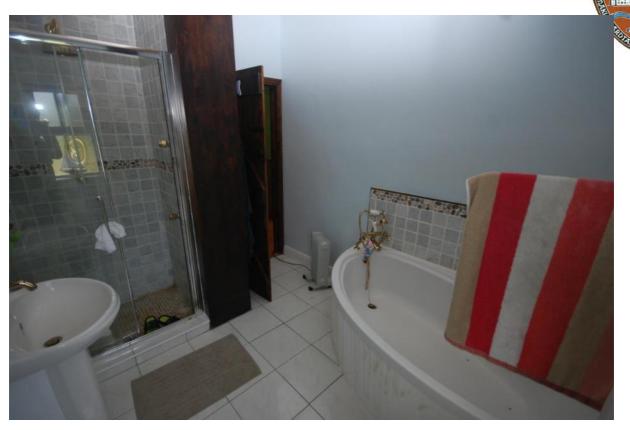


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