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

No. 305 Substantial Waterfront property with Main and Guesthouse, private marina, boat slipway, extensive private lake frontage onto Shannon water system on 8.36acre at Annagh, Lough Boderg, Co. Roscommon

(305FT-AH), approx. 8.35 acre/ 3.38ha Price Guide: REDUCED TO SELL € 775.000

KEY FACTORS:

- Located totally private between public road and Lough Boderg on river Shannon
- Private large boat mooring for cruisers, separate slipway and launching ramp
- Main house metres from the lake, additional substantial Guest house with caretakers apt.
- Over 8 acres of well-kept grounds.
- Offered in 1 lot
- Once in a lifetime opportunity.

Description:

Are you looking for that special waterfront property with private harbour in a totally private setting on the Shannon? Annagh might be just the property for you. It comprises of 2 substantial independenet dwellings on over 8 acres situated between public road and lakeshore. Situated on Lough Boderg outside Carrick/Roosky this property is the ideal getaway. Under 2 hours from Dublin and less then 1 h from Knock Internatioanl Airport make this a quick destination.
The entire property is in excellent decorative order and must be viewed to be appreciated.

The above particulars are issued by this office on the understanding that all negotiations are conducted through this office. Every care is taken in preparing particulars but this firm does not hold itself responsible for any inaccuracies. All reasonable offers will be submitted to the vendors.

PSRA No. 002879 VAT ID No IE7435134J

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The Mainhouse
Original cottage, renovated and modernised over the years. Directly at the lakeshore with exceptional views over your own private harbour.
Accomm. includes kitchen, reception, open plan living/dining room with log cabin style fireplace, guestroom with en-suite, main bathroom, master bedroom and games room.
Detached garage
Guesthouse:
Dormer style 3 B/R family home with kitchen/diner, bathroom. Additional care takers apartement and garage. Boat shed.

Both houses have separate septic tanks, water supplies, heating systems and power supplies.

Grounds:
Private harbour & slipway, over 8 acres of ground. The property is sold in 1 lot but could be split later by new owner. Both houses have separate boat marinas.

Price Guide: REDUCED TO SELL € 775.000

Eircode: N41YR27 & N41K319
Co-ordinates: Latitude: 53°52'38.85"N Longitude: 7°59'30.31"W

View by appointment with sole selling agents.

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