

# SCHILLER & SCHILLER

LICENSED AUCTIONEERS & SOLE AGENTS

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

TEL/FAX 00353-71-9163284

email [info@irishproperties.com](mailto:info@irishproperties.com)

WEB: [www.irishproperties.com](http://www.irishproperties.com)



No. 130 Old World Thatch Cottage on over 22 acre in private location near lake  
outside Ballyshannon, Co. Donegal

(130SE-BN) approx. 8.950ha/22.153 acre

Price Guide: € 125.000



## Key Factors:

Old World Thatch Cottage in original and good condition, fully serviced

2 Detached Stone outhouses

Approx 22.153 acre in two plots, Folio DL 33809 and DL 3988, ample Road frontage

Cottage located on laneway, away from it all.

Numerous small and big lakes nearby

Priced for immediate sale

## Description:

This property is in an idyllic location outside Ballyshannon town at Doobally. There are a total of 22.153 acre in 2 large lots, ie 2.02ha and 6.93 ha. The larger plot contains cottage with 2 detached outhouses and has ample road frontage.

The area is very scenic and secluded.

The cottage has been lovingly kept by its present owners for over years and special care was taken in maintenance work. The thatch roof adds to the romantic setting. Internally it is very cosy and offers:

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PSRA No. 002879

VAT ID No IE7435134J

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Living room with Outshot ie sleeping cove beside fireplace 4.65m x 4m	18.60m <sup>2</sup>
Bedroom, 3.8m x 3.5m	13.30m <sup>2</sup>
Kitchen, 2.9m x 2.4m	6.96m <sup>2</sup>
Bathroom with shower, 2m x 1.22m	2.44m <sup>2</sup>
TOTAL	41.30m <sup>2</sup>

## Outhouses:

Former Stable block sub-divided into 2 units beside main cottage.

Stone shed/boathouse in adjoin field

## Grounds:

Over 22acre of quite good land for the area.

The location is very peaceful and idyllic with lots of natural fauna inviting to long walks. Numerous small lakes as well as large Assaroe lake with Erne connection at your doorstep.

Eircode: F94F2W5

Price Guide: € 125.000

Viewing strictly by appointment with sole selling agents.

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