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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.320 Luxurious lakehouse residence near the shores of Lough Melvin
at end of cul-de-sac overlooking lake with over 4 acres.
(320HD-RR) approx. 1.68 hectares/4.15 acre Price Guide: € 320.000

BER C3

Key Factors:
Exclusive Family home near the shore of Lough Melvin
Over 4 acres of ground including wood
Built in recent years to very high standard
Lavish finishes throughout
One of the finest residences in the area
Enviable location with breath-taking views of Lough Melvin
Situated in very private location near end of cul-de-sac

Description:

This is a remarkable family home extending to circa 197m2 of opulent living space merged into an large 4 acre site with expansive views over Lough Melvin. Built to a very high standard as a retirement home the property offers a very spacious and well designed lay-out.
The open plan residence offers:
Split level open plan living/kitchen/study area with feature fireplace and large sun room
Entrance hall
WC

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PSRA No. 002879 VAT ID No IE7435134J

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Master Bedroom en-suite with dressing room
Utility

Upper level
Landing
Bedroom No.2 en-suite
Bathroom
Bedroom No.3 with lake views
Bedroom No.4 with lake views

Lavish finishes throughout reflect the high standard and excellency of craftsmanship in the built of this fine luxury residence

Outhouse
Large L-Shape garage sub-divided into 3 sections with great potential.

Grounds:
Total of 4 acres of which crca 1/2 is landscaped grounds and gardens, 1/2 mature woodland
Rosclogher House is stated 5 minutes from Kinlough on the Rossinver Road in beautiful Co. Leitrim.
Video: https://youtu.be/f33vLSavEUk
https://youtu.be/mg9N0n96wW0

Price Guide: REDUCED TO €320.000

Viewing by appointment only with sole selling agents

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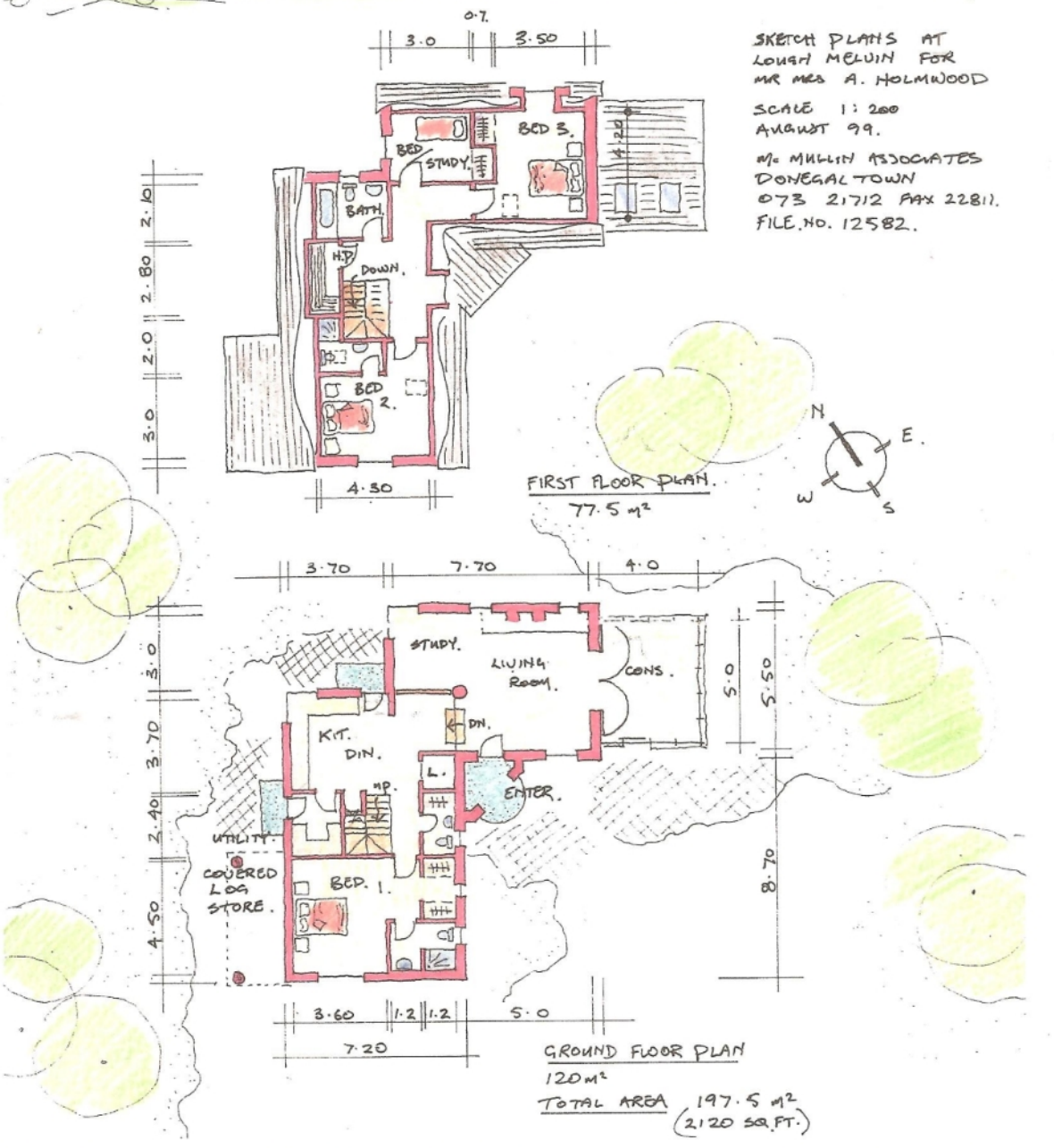

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