

# 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. 103 Farm, mostly wooded with derelict cottage outside Kiltyclogher, Co. Leitrim (103SR-KR) approx. 19 acre /7.74 ha Price Guide: € 125.000  
BER EXEMPT



#### Key Factors:

- Small farm with approx. 19 acres in 3 parts outside Kiltyclogher, Co. Leitrim
- Mixture of woodland and land
- Remains of a derelict cottage with outbuildings
- Power on site, disconnected
- Scenic with rolling hills and stream running through the property
- Ideal as a project, holiday home location
- Close to Lough Macnean
- Priced to sell

#### Description:

A great opportunity for someone that is close to nature. Close to numerous hillwalks and lakes. Within 4 km to Kiltyclogher, 14Km to Manorhamilton, 30 Km to Enniskillen  
Ideal as DIY project. Footprint of existing Cottage with outhouses.  
Picturesque stream running through the property.

#### Location:

This property is located outside Kiltyclogher, Co. Leitrim near Sean McDiarmada's Homestead.

It is in 3 parts

Folio LM 12273 of approx. 5.52ha in 2 parts

Folio LM 7619F of approx. 2.22ha, wood

Folio LM 7619F is approx. 250 m from Folio LM 12273

For Location please use neighbours Eircode F91PY60. The property Folio LM 12273F is directly opposite the neighbours eircode.

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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Folios: LM 12273 & LM 7619F

Price Guide: € 125.000

View by appointment with sole selling agents.

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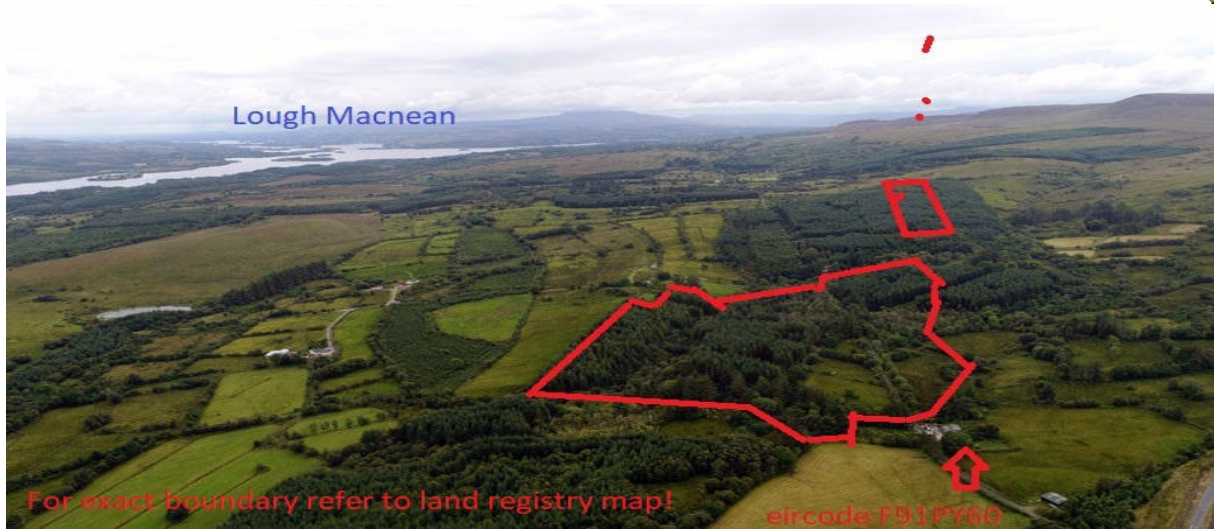
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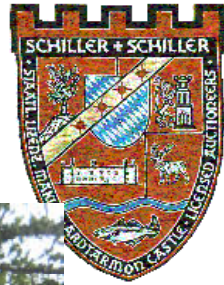
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