

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. 358 Architect designed Family Home with stables/farmyard, extensive River frontage on the Salmon Drowes River and 72 acres outside Bundoran, Co. Donegal

(358EG-RS) Approx 72 acre

Price Guide: €550.000

BER D1



Key Factors:

Large Architect designed 3 storey family home with sun room overlooking Drowes river

Built in the late 80s to good standard, over 3000ft²

Attached stable block with workshop, garages, store rooms

Total of 72 acres with extensive River frontage on the Drowes Salmon river

Separate deer run, fenced accordingly with large hay shed

Within 2 mile to Bundoran and the Wild Atlantic way

Price Guide: € 550.000

Description:

A rare opportunity to acquire a working farm with substantial family home, stable block and extensive river frontage on one of Irelands well known Salmon rivers, the Drowse.

Location:

Located just 2 miles outside Bundoran and the Wild Atlantic way, close to Lough Melvin and blue flag beaches.

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 Residence:

Architect designed by a well-known German Architect as his retirement home in the late 1980s. Ground floor over two stories with sun room. Connected to garages, stable block and workshop.

Ground Floor:

Reception Area 2.18m x 5.50m	11.99m ²
Wellness Area with gym and Sauna 2.12m x 5.70m	12.08m ²
Second Reception with stairway 2.90m x 6.10m	17.69m ²
Bedroom No.1 4.20m x 3.70m	15.54m ²
Bedroom No.2 with open fireplace and en-suite 4.25 x 5.80m	24.65m ²
En-suite 1.60m x 4.30m	6.88m ²
Boiler Room 2.10m x 2.40m	5.04m ²
Guest WC	
1 st . Level	
Landing 1.7m x 6.00m	10.20m ²
Store room 1.30m x 1.20m	1.56m ²
Guest WC 1.10m x 2.10m	2.31m ²
Kitchen 2.9m x 4.70m	13.63m ²
Dining Room with solid fuel stove, 3.2m x 4.00m	12.80m ²
Sun Room overlooking Drowes River, south-facing 6.30m x 5.85m	36.86m ²
Living Room with open fireplace 7.40m x 4.80m	35.52m ²
2 nd Level	
Family Bathroom 3.50m x 4.00m	14.00m ²
Master bedroom 4.70m x 6.80m	31.96m ²
Study (Bedroom 5) 3.50m x 5.30m	18.55m ²
Landing 2.50m x 4.30m	10.75m ²
Total Living:	282.01m ²
Stable Block & Garages:	
Connected to main house it offers:	
Garage 3.8m x 5.00m	19.00m ²
Utility 5.20m x 3.50m	18.20m ²
Laundry room 3.50m x 5.60m	19.60m ²
Stable 4.8m x 5.50m	26.40m ²
Green House 4.20m x 6.80m	28.56m ²
Stable 3.5m x 5.70m	19.95m ²
Store room 4.70m x 2.60m	12.22m ²
Stable 6.30m x 6.00m	37.80m ²
Stable 3.40m x 2.30m	7.82m ²
Workshop 3.70m x 11.10m	41.07m ²
Machinery Store 8.30m x 5.50m	45.65m ²
Hallways	
Feeding Stable	
Total Stable Block	276.27m ²

The house has a south facing aspect and overlooks the Drowes. The property has further potential as fisherman's Lodge, B&B.

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Grounds:

Total of 72 acres, mixed quality with separate deer run and additional hay shed.
Extensive Riverfrontage

Price Guide: €550.000, offered in 1 lot.

BER D1

BER NUMBER 108493875

Viewing strictly by appointment with sole selling agents.

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Building Energy Rating (BER)

BER for the building detailed below is: **D1**

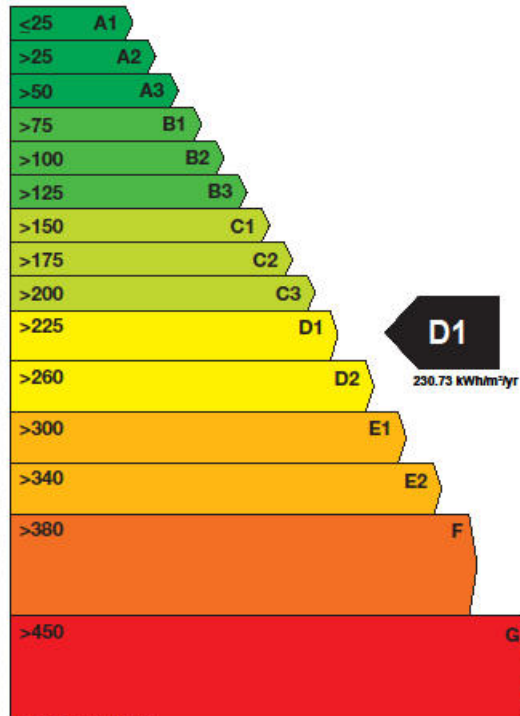
Address MAGHERACAR
 BUNDORAN
 CO. DONEGAL

BER Number 108493875
 Date of Issue 16/03/2016
 Valid Until 16/03/2026
 Assessor Number 101658
 Assessor Company No 101658

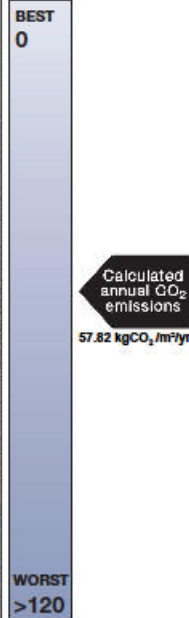
The Building Energy Rating (BER) is an indication of the energy performance of this dwelling. It covers energy use for space heating, water heating, ventilation and lighting, calculated on the basis of standard occupancy. It is expressed as primary energy use per unit floor area per year (kWh/m²/yr).

'A' rated properties are the most energy efficient and will tend to have the lowest energy bills.

Building Energy Rating kWh/m²/yr MOST EFFICIENT



Carbon Dioxide (CO₂) Emissions Indicator kgCO₂/m²/yr



The less CO₂ produced, the less the dwelling contributes to global warming.

IMPORTANT: This BER is calculated on the basis of data provided to and by the BER Assessor, and using the version of the assessment software quoted below. A future BER assigned to this dwelling may be different, as a result of changes to the dwelling or to the assessment software.

DEAP Version: 3.2.1

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