

REA

Eoin Dillon



DERELICT HOUSE on 0.54 acres (0.22 hectares)

FOR SALE BY PRIVATE TREATY

Knocknakill
Kilcommon
Thurles
County Tipperary

AMV €100,000



DESCRIPTION

REA Eoin Dillon is delighted to bring to market this derelict home with outbuildings, set in the breathtaking countryside of Kilcommon, Co. Tipperary.

The house, which requires full restoration also features outbuildings with significant potential for conversion to serve a variety of uses such as artist's studio, yoga retreat, etc. Located in a peaceful, rural setting, it is surrounded by beautiful nature walks and trails.

The entire property offers an ideal project for those looking to create their dream home in a serene environment. Whether you envision a complete rebuild or a thoughtful restoration, the expansive site and surrounding landscape provide an inspiring backdrop.

Buyers may be eligible for grants of up to €70,000 through the Croí Cónaithe Fund, and additional support of up to €26,750 under the Sustainable Energy Authority of Ireland's Better Energy Homes Scheme. These grants make this property an attractive option for those looking to invest in a restoration project while reducing overall costs.

The property is situated just 1km from Kilcommon village, with Nenagh (22km), Limerick City (38 km), Newport (18km) and Thurles (38km) offering a variety of amenities.

No access to the house granted to members of the public. We can facilitate access to engineer/builder with safe pass, insurance and PPE.

Conditions to be noted:

The terms set out herein are by way of partial summary. Intending purchasers should obtain a copy of the Conditions of Sale where the matters are dealt with comprehensively. Particulars and Conditions of sale are available from the Agents and the Solicitors with carriage of sale. REA Dillon for themselves and for the vendors whose agents they are, give notice that: 1) The particulars are set out in this Brochure and Schedule as a general outline for the guidance of intending purchasers and do not constitute part of an offer or contract. 2) All descriptions, dimensions, references to condition and necessary permissions for the use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3) No person in the employment of REA Dillon has any authority to make representations or warranty whatsoever in relation to this property. All prices quoted are exclusive of VAT

DIRECTIONS

From Nenagh, travel on the R497 past Costello's shop for 8 km and at the T- junction in Dolla take the left and the next right at Lackin's shop. Take the R497 for 2.9 km and stay to right. At Curreeny Cross take a right. Continue for 4.1km (passing Curreeny Church) and the property is on your left. Nearest house Eircode E41 F1C2