



Lisamote, Kilfinny, Adare, Co. Limerick
V94 YR12



Price on Application

GVM announce to the market a truly outstanding farm encompassing circa 102 st acres of superb quality land with extensive road frontage to three roads and incorporating a bungalow residence and some out offices.

For Sale by Public and Online auction (unless previously sold) on Tuesday 1st October @ 3 pm in our Limerick City Auction Rooms V94 WE12





This trophy farm is contained in Folio LK2615F and extends to Circa (41.51 hectares) 102 st acres of top quality agricultural land laid out in easily managed divisions and well watered and fenced ensuring the utmost convenience and efficiency for modern day farming. The topography of the land is flat in nature and enjoys approximately 1.5 km of extensive frontage to three roads which could offer site potential given the hugely popular and affluent location. There is a piped water supply together with natural water from a stream that flows through the farm. This holding is ideal for all types of farming use including dairying, beef, equestrian, hobby farming and is also an ideal investment opportunity.

This farm also contains a charming five bedroom bungalow residence perfectly situated to take in the surrounding scenic beauty. Accompanying the main residence are several ancillary out offices.



The location speaks for itself in close proximity to the picturesque village of Adare with easy access also to Kilfinny, Ballingarry and the N21 linking Limerick to Kerry. Inspection is very highly recommended to fully appreciate the value and potential of this remarkable holding.

If you wish to bid via online auction register on www.islauctions.com. Whether attending or bidding online, you will need to register with GVM Auctioneers at least 3 days before the sale and pay a bidding deposit

Solicitors: Bobby Cussen, Robert Cussen & Co, Newcastle West, Co. Limerick

Rooms:

Hall Bright and inviting

4.07m (13'4") x 1.07m (3'6")

Sitting room With fireplace 5.01m (16'5") x 4m (13'1")

Kitchen/dining

Generous floor and eye level presses. Tiled and laminate flooring. Fireplace with stove. Pantry off.



8.02m (26'4") x 3.09m (10'2")

Rear hall With wc & whb off

2.09m (6'10") x 1.07m (3'6")

Bedroom 1 Double with built in wardrobes

2.07m (6'9") x 2.07m (6'9")

Bedroom 2 Double with built in wardrobes

3m (9'10") x 2.07m (6'9")

Bedroom 3 Double with built in wardrobes

2.07m (6'9") x 2.06m (6'9")

Bedroom 4 Double with built in wardrobes

4.02m (13'2") x 3m (9'10")

Bedroom 5 Double with built in wardrobes

3.1m (10'2") x 2.06m (6'9")

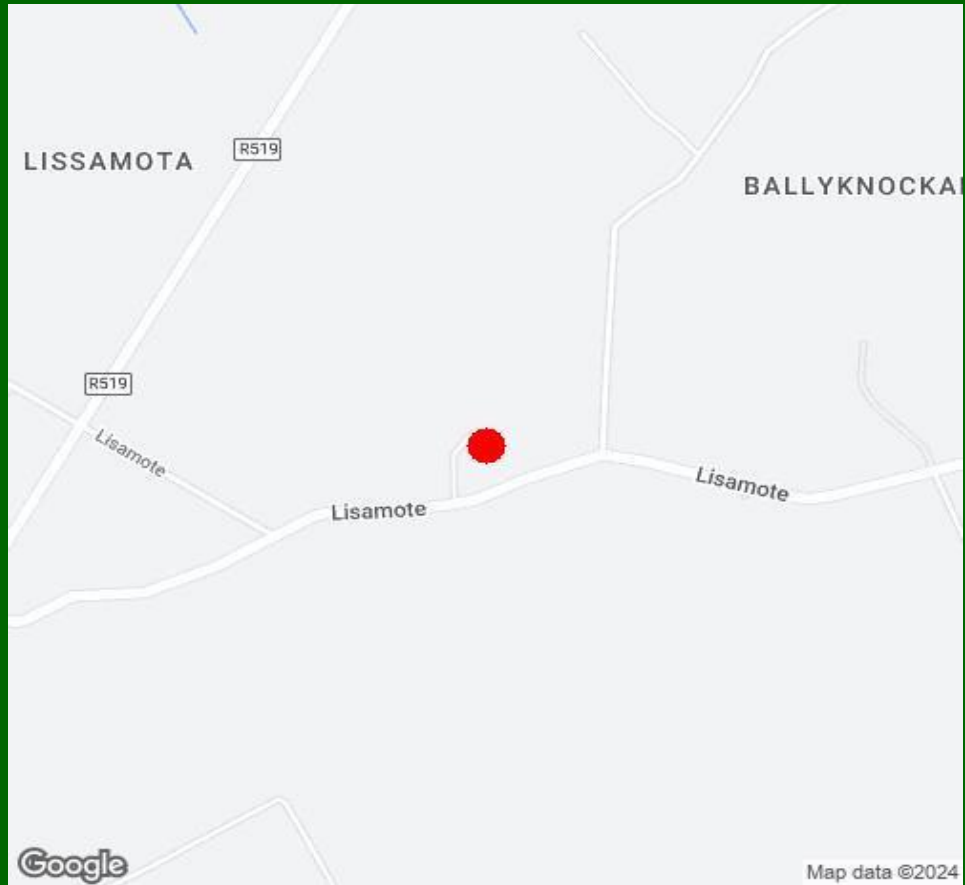
Fully fitted main bathroom Electric shower

Hotpress

Features:

- Renowned and really to quality fattening land
- Laid out all in one lot
- Extensive frontage to three roads
- Mains water and ESB connected
- Magnificent and blue chip location
- Must have site potential (subject to PP)
- Attractive bungalow residence thereon
- Easy access to local villages and just 25 minutes drive from Limerick City
- Old derelict farmhouse thereon that could have potential
- Ancillary sheds





Agent Information:

Contact Tom Crosse Mobile :- 087-2547717

Email :- tomcrosse@gvm.ie

Disclaimer

These particulars do not form any contract and are for guidance purposes only. Computer generated images, maps and plans are not drawn to scale and measurements are approximate and for guidance only. Intending purchasers must satisfy themselves as to the accuracy of detail given to them verbally or as part of this brochure. Such information is given in good faith and believed to be correct. However neither the vendor nor their agents shall be held liable for any inaccuracies therein.

Limerick Office

25-26 Glentworth St,
Co. Limerick,
V94WE12

Phone: (061)413522

Email: limerick@gvm.ie

Kilmallock Office

Head Office,
Railway Road,
Kilmallock,
Co. Limerick

Phone: (063)98555

Email:
kilmallock@gvm.ie

Tullamore Office

GVM Mart,
Arden Road,
Tullamore,
Co. Offaly

Phone: (057)9321196

Email:
tullamoreproperty@gvm.ie



PSRA Number: 002030