

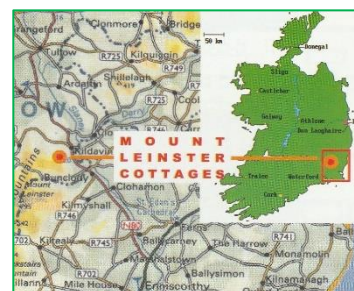
Sales Prospectus - Green Island Ireland

Fascinating Property with 2 Irish cottages, built to the highest standards



Property of about 1.3+ acres with 2 cottages in sunny South-East Ireland. Tastefully furnished cottages were constructed in 1999, at the foot of the Blackstair Mountains. Sold together, with a 0.4+ acre unimproved meadow, which permits further development of the project.

Address:
 Mount- Leinster-Cottages
 Ballypierce, Kildavin
 Bunclody, Co. Wexford,
 Ireland
www.mount-leinster-cottages.de
 Plot of land No.: CW26022F – before: CW2419F



Situated in sunny South-East Ireland



A broad, fine, sandy beach at the Irish Sea (Kilmuckridge) is only 28 miles from Kildavin



Mt. Leinster Cottages: Haus Klara 1109 sqft, 3 bedrooms; Haus Miriam 915 sqft, 2 bedrooms



Living room with open fireplace



Sunrise view from bedroom of Haus Klara



View across terrace of Haus Miriam, into the valley



Driveway to both cottages and parking space for 5 vehicles

Possible suggestions for usage:

- Continued use as vacation rentals (4-5 or 6-7 persons per house)
- Use for vacation for family and coworkers
- Organizations of sightseeing groups and hiking groups
- Housing golf teams
- Singing or music groups, creative groups
- Weeks of quiet contemplation and preparations for tests
- Using one house as a retirement home and renting the 2nd home to vacationers
- Possibilities to further develop the large meadow either for 3rd cottage or garden or animal husbandry

Both cottages Buildings:

- Strong stone construction
- Outer walls natural stone / tile / stucco
- Roof slate shingles
- Independent water supply from own well (98+foot deep)
- Heating: electric, (night saver)
- Underground fire extinguishing system

Rooms:

- Hallway, living room with open fireplace
- Eating area, fully equipped kitchen
- Quality interior finished and furnished
- Built-in closets (solid wood) in kitchen, bedrooms, as well as doors
- Attached masterbath with tub/showers, fully tiled; 2nd bathroom detached, with shower, fully tiled

	Haus sqft	Bedrooms	Beds
Miriam	915	2	5
Klara	1109	3	7

- Big terrace (natural stone)
- 2 sheds with work tools
- Access to property with parking spaces between cottages for 5 vehicles

Activities in the area:

- Sightseeing, excursions: many interesting sights close by and further afield
- Hiking in Blackstair Mountains, Mount Leinster (2600ft) - direct access to walking path -, or Wicklow Mountains
- Swimming in Irish Sea with fine sandy beaches
- Fishing in the River Slaney (Kildavin)
- Golf, at various places nearby, for example in Bunclody

Distances (in miles):

- 1,2 Kildavin and Nat. road 80
- 3 Bunclody (2.000 inhabitants), shopping, restaurants, doctors, pharmacy, handymen, etc
- 12 Enniscorthy (11.380 inhabitants)
- 18 Carlow (district capital), 24.270 inhabitants, shopping, public authorities, etc
- 26 Wexford (20.200 inhabitants)
- 62 Dublin center, 1 hour drive via highway
- 75 Dublin Airport, 90 min. drive via highway

Selling price:

Basis for negotiation at least: € 425.000

The property, consisting of both cottages, the meadow, two sheds, inclusive all the furnishings and garden equipment, is to be sold as a unit.

Contact:

Wilhelm and Christa Sonnemann
 Driverweg 9
 44225 Dortmund
 Germany

Tel.:0049231 719158 / 0049173 2520920

Fax:0049231 719157

sonnemann.w@t-online.de

www.mount-leinster-cottages.de