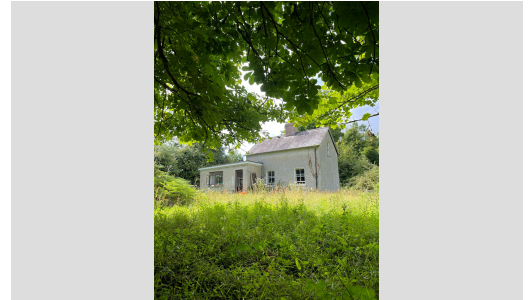


Mike Ganly Auctioneers & Valuers
2 High Street
Athlone
Westmeath
N37 CY62
t: 087 253 8826
email: mikeganlyproperties@gmail.com

Island House on Inchmore Island, Lough Ree, Athlone

Starting Bid: €100,000.00



For sale by Mike Ganly Auctioneers & Valuers via the iamsold Bidding Platform

Please note this property will be offered by online auction (unless sold prior). For auction date and time please visit iamsold.ie. Vendors may decide to accept pre-auction bids so please register your interest with us to avoid disappointment.

2 Bed Detached | 70m2 | BER: G Rated | Unique location

Live Off Grid, on the largest Island on the majestic River Shannon, A house sitting on circa one acre of land on Inchmore Island on Lough Ree.

The house is built from local stone with concrete floors downstairs & timber floors on the first floor. The roof is slate and in sound condition. The windows are timber sash windows. The house is a two up, two down with a large ground floor extension on the side, which was built in the 70s and has an asphalt flat roof. There are two outhouses, one for firewood and one for the compost loo.

The house is off-grid, so there is no mains electrical supply or mains water. The site has strong potential for solar power and there is a fresh water spring access point on the site where a well could be installed.

Cooking can be done using the large, traditional open fire, which is how everything was done historically. There is also a gas cooker in the kitchen for more convenience.

The house does have mobile coverage and so connectivity and remote working are distinct possibilities. There is a rainwater collection butt at the side of the house, and there is potential for larger rainwater capture capacity. The kitchen sink is plumbed to flow into an underground soak pit.

The house is eligible for the Vacant Homes grant worth €50,000, which is disbursed by Westmeath County Council.

The house is LPT exempt.

The site area is circa one acre, which is mostly cleared and protected by chestnut, sycamore & native sally trees. Inchmore Island is the largest island on the Shannon. At 132 acres, it is a haven of tranquility and undisturbed nature.

The island has an early-Christian period ring fort, the remains of a 12th-century priory, and a one-room schoolhouse which was built in 1927 and remains intact.

There is a small public harbor just minutes from the shore, and a short walk to the house. The boat ride from the shore is 10 minutes and the launch jetty to reach Inchmore is 20 minutes from Athlone. The nearest village is Glasson where there is a supermarket, pubs/restaurants, petrol station, GP clinic, and police station.

BER G / BER No. 114363559
Floor Area 70 m2

Virtual tour - copy and paste the following link
<https://tinyurl.com/InchmoreIslandHouse>

To access the legal pack, please copy and paste the link below
<http://www.iamsold.ie/properties/b0bacde3713d4b778468c7c13a1016ef/auction-pack>

TO VIEW OR MAKE A BID Contact Mike Ganly Auctioneers & Valuers or [iamsold](http://www.iamsold.ie),
www.iamsold.ie

Auctioneer's Comments

This property is offered for sale by unconditional auction. The successful bidder is required to pay a 10% deposit and contracts are signed immediately on acceptance of a bid. Please note this property is subject to an undisclosed reserve price. Terms and conditions apply to this sale.

Disclaimer

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