

**Maine Valley Properties**  
**Old Chapel Lane**  
**Milltown**  
**Killarney**  
**Kerry**

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## **Farranmanagh, Milltown**

### **Starting Bid: €225,000.00**



For sale by Maine Valley Properties via the [iamsold](https://www.iamsold.ie) Bidding Platform

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

A unique opportunity to acquire a Georgian style two story property with an abundance of charm and character dating back to the mid 1700's. The dwelling will need total restoration.

This property is in a prime location, approx. 2 km from Milltown on the R563 (the main Milltown to Killarney road). It is also within easy reach of Tralee (20km), Killorglin (8km), Kerry Airport (16km), Killarney (18km) and Inch beach (25km).

This charming, south facing, farm dwelling with rear yard and stables is situated on approximately C 2.0 acres of prime agricultural land that extends and borders onto the R563 with its own private entrance.

Surrounded by native woodland, the property is constructed with native stone, affords panoramic views of the country side and is approximately 1300 sq ft. in size

## Features

Located close to Milltown Village

Georgian style house on approximately C 2.0 acres

All services included

Prime agricultural land

BER Exempt

Services included - electricity, 2 water supplies (mains and private well), septic tank.

TO VIEW OR MAKE A BID Contact Maine Valley Properties or iamsold, [www.iamsold.ie](http://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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection, measurement or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Properties may be sold via online auction or public auction and bids made prior to public auction may be accepted by the vendors. IAM Sold and our partner auctioneer will share relevant personal information and transactional updates with each other so that we can effectively market and sell properties including the arrangement of viewings and follow up.