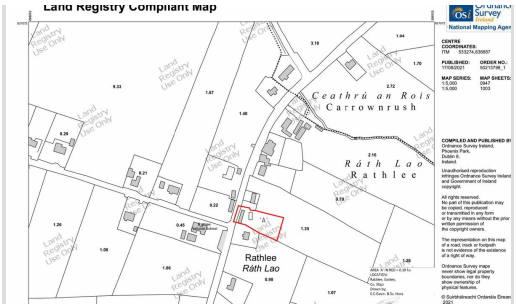
**Edel Rolston Auctioneers**
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# Rathlee, Easkey

## Starting Bid: €55,000.00








For sale by Edel Rolston Auctioneers 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.

A Glimpse into the Past, a Vision for the Future

Discover a rare opportunity to own a piece of history with this charming derelict cottage, last occupied in the 1940s. Nestled in the quiet village of Rathlee and only a short distance from the sea, this property offers a captivating journey back in time.

While requiring complete renovation, the cottage retains echoes of its past such as it's original stone walls and the remains of a presumably earlier dwelling at the rear. Imagine the stories held within these walls, waiting to be rediscovered.

The original structure, though in need of extensive works, provides a solid footprint for a remarkable transformation. Imagine breathing new life into this forgotten gem, creating a bespoke home tailored to your exact specifications. This is a blank canvas for the discerning buyer with a vision. Restore this historic dwelling to its former glory or transform

it into a unique contemporary home, all while preserving its inherent character. The possibilities are endless for those seeking a project that combines the charm of yesteryear with the potential for modern living.

Mains water, Electricity and Fibre Broadband all run along the main road and so are easily accessible.

Set on a generous 0.5 acre plot, offering ample space for gardens or an extension. Given it's condition and vacant status, there may be opportunities for various grants, subject to approval from relevant bodies.

This 2 Bed cottage benefits from being only 2km from the Rathlee seashore whilst the villages of Easkey favoured for it's surfing and Enniscrone, with it's award winning 5km beach and Golf Club are only a short drive away offering all the local amenities whilst Ballina and Sligo are within easy commute. Knock airport is conveniently located less than an hour's drive away.

To view or access this property's copy and paste the following link:

http://www.iamsold.ie/properties/520889d4c584463dbfd80ccf38060f37/auction-pack

To view or make a bid, contact Edel Rolston Auctioneers or iamsold, 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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