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## **Derrylough, Tuosist, Kenmare**

### **Starting Bid: €105,000.00**



For sale by William Hennigan Auctioneer via the [iamsold](https://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://iamsold.ie). Vendors may decide to accept pre-auction bids so please register your interest with us to avoid disappointment.

Set on just over 2 acres in a spectacular countryside setting, this detached property offers a rare opportunity to acquire a home with exceptional restoration and renovation potential in one of the South West's most scenic and sought-after regions.

Located near Tuosist and approximately 15 km from the vibrant heritage town of Kenmare, the property enjoys the perfect balance of rural tranquillity and convenient access to cafés, restaurants, shops, schools, and all local amenities.

Surrounded by stunning natural beauty along the Wild Atlantic Way, this property will appeal to those seeking a full renovation project with the potential to create a wonderful family residence, holiday home, or tourism-based retreat.

The generous site offers privacy, space, and endless possibilities in a renowned tourist destination popular with walkers, cyclists, and nature enthusiasts alike.

#### Accommodation:

Requiring total internal restoration and renovation to include kitchen/ dining room, sitting room, 3 bedrooms and bathroom.

#### Features include:

Detached residence on c. 2 acres  
Outstanding scenic location  
Excellent renovation opportunity  
Approx. 15 km from Kenmare  
Peaceful rural setting  
Strong holiday home and tourism potential  
Easy access to the Wild Atlantic Way

To access the legal pack, please copy and paste the link below

<http://www.iamsold.ie/properties/d78ac911dde246378c43f82754520012/auction-pack>

TO VIEW OR MAKE A BID Contact William Hennigan Auctioneer 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. iamsold 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.