

BOC Properties
Lisboney
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Tipperary
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Tobernagat, Scarriff

Starting Bid: €110,000.00



For sale by BOC Properties 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.

Set on approximately 3 acres, this south-facing cottage offers a rare opportunity to create a beautiful countryside retreat in a truly scenic setting. While the property is in need of complete refurbishment, its elevated position provides outstanding views across the surrounding landscape and nearby lake.

The site enjoys excellent vehicular access and offers plenty of space for extension or landscaping, subject to the necessary planning permissions. Whether you're looking to restore a traditional home or build something new in its place, this property provides a blank canvas in a peaceful, rural location.

The recent opening of the new bridge in Ballina/Killaloe has greatly improved connectivity, allowing for quick and easy access to the M7 motorway. From there, Limerick City and Shannon International Airport are both within comfortable reach—ideal for commuters or those travelling further afield.

Electricity connection is paid for in full (subject to certificate) A septic tank is registered.
Note: The property was last occupied round 2008. Energy Retrofit assessment has been completed and final report issued detailing the appropriate grants available through the SEAI.

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BER G / BER no. 118232685

Floor Area 21.62 m2

TO VIEW OR MAKE A BID Contact BOC Properties 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

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.