



## Excellent 5 Bed Home With Separate Apartment For Sale In Limerick



### Information de l'agent

|                   |   |
|-------------------|---|
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| Specialties:      |   |
| Property Type:    | Apartments  |
| Téléphone:        |   |
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### Détails de l'annonce

|              |               |
|--------------|---------------|
| Propriété à: | Vendre        |
| Prix:        | USD 812,177.1 |

### Location

|                       |                              |
|-----------------------|------------------------------|
| Pays:                 | Irlande                      |
| État/Région/Province: | Munster                      |
| Ville:                | Limerick                     |
| Adresse:              | Ashbrook Moig South Askeaton |
| Indicatif régional:   | V94F4E4                      |
| Soumis:               | 05/03/2025                   |

### Description:

Excellent 5 Bed Home With Separate Apartment For Sale In Limerick Ireland

Esales Property ID: es5554508

### Property Location

Ashbrook Moig South Askeaton

Limerick

Munster

V94F4E4





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## Ireland

### Property Details

#### A Sanctuary of Space and Versatility: Exceptional 5-Bedroom Home with Separate Apartment in Askeaton, Limerick, Ireland

Nestled along the scenic N69 Wild Atlantic Way, overlooking the majestic River Shannon, this remarkable property in Askeaton, Limerick, presents a unique opportunity to acquire a spacious and versatile family home with significant income potential. This substantial residence, boasting five bedrooms, three reception rooms, a conservatory, and three bathrooms, is set within private grounds, offering a tranquil haven while remaining conveniently connected to the vibrant region. The property further benefits from a separate two-bedroom apartment, presenting a lucrative rental income stream.

#### A Home of Grandeur and Comfort:

This exceptional home is designed for both comfortable family living and elegant entertaining. The expansive layout encompasses five well-proportioned bedrooms, providing ample space for a large family or visiting guests. Three reception rooms offer versatile living spaces, ideal for formal gatherings, casual relaxation, or dedicated hobby areas. A bright and airy conservatory extends the living space, seamlessly connecting the indoors with the beautifully landscaped grounds.

#### Modern Amenities and Energy Efficiency:

The property is equipped with modern amenities to ensure comfort and convenience. Pellet stoves and an open fireplace provide efficient and cozy heating options, creating a warm and inviting atmosphere. PVC windows and doors throughout enhance energy efficiency, contributing to lower utility costs. An alarm system provides peace of mind and security.

#### Idyllic Location on the Wild Atlantic Way:

Situated on the renowned N69 Wild Atlantic Way, this property offers breathtaking views of the River Shannon and the surrounding countryside. The picturesque village of Askeaton, with its historic castle and abbey, provides a charming setting and a sense of community. The village also boasts a leisure center, offering recreational opportunities for residents.

#### Strategic Connectivity:

The property's location offers exceptional connectivity to the wider region. Limerick city is just a 20-minute drive away, providing access to a wide range of amenities, including shopping, dining, entertainment, and cultural attractions. Shannon Airport is a 40-minute drive, facilitating convenient travel both domestically and internationally. Kerry Airport is also within easy reach, approximately 30 minutes away. The charming village of Adare, which will host the prestigious Ryder Cup in 2027, is a mere 10-minute drive, offering world-class golfing opportunities and a vibrant atmosphere.





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## Lucrative Income Potential: Separate Two-Bedroom Apartment:

A significant advantage of this property is the separate two-bedroom apartment located within the grounds. This self-contained unit offers a fantastic opportunity for rental income, with the potential to generate up to €1,800 per month. This income stream can contribute to mortgage payments, provide additional financial security, or fund further property enhancements.

## Askeaton: A Village of History and Charm:

Askeaton is a historic village steeped in Irish heritage. The ruins of Askeaton Castle, a 15th-century stronghold, stand as a testament to the village's rich past. The Franciscan Abbey, another significant historical landmark, adds to the village's charm and cultural significance. The village offers a peaceful and welcoming atmosphere, with local shops, pubs, and restaurants catering to residents' needs.

## The Wild Atlantic Way: A Scenic Coastal Adventure:

The Wild Atlantic Way, a scenic coastal route stretching along Ireland's western coastline, offers breathtaking views and unforgettable experiences. This property's location on the Wild Atlantic Way provides easy access to stunning landscapes, picturesque villages, and outdoor activities, including hiking, cycling, and water sports.

## Adare: A Village of Distinction:

Adare, a charming village known for its thatched cottages, historic architecture, and world-class golf courses, is just a short drive from the property. The village's proximity to Adare Manor, the venue for the 2027 Ryder Cup, makes this property an ideal base for golf enthusiasts and those seeking a luxurious lifestyle.

## Limerick City: A Vibrant Urban Hub:

Limerick city, a vibrant urban hub, offers a wide range of amenities and attractions. The city boasts a rich cultural scene, with museums, art galleries, and theaters. The University of Limerick contributes to a youthful and energetic atmosphere. Limerick's vibrant nightlife, with its pubs, clubs, and live music venues, provides entertainment for all tastes.

## Shannon Airport: A Gateway to the World:

Shannon Airport, located within easy reach of the property, provides convenient access to domestic and international destinations. The airport's strategic location makes it an ideal gateway for both business and leisure travelers.

## Kerry Airport: Exploring the Kingdom:

Kerry Airport, a short drive from the property, offers access to the stunning landscapes and attractions of County Kerry. The 'Kingdom' of Kerry is renowned for its rugged coastline, majestic mountains, and





picturesque villages.

## Private Grounds: A Sanctuary of Tranquility:

The property's private grounds offer a sanctuary of tranquility, providing a peaceful escape from the hustle and bustle of daily life. The landscaped gardens, mature trees, and natural surroundings create a serene and inviting atmosphere.

## A Versatile Property: Ideal for Diverse Lifestyles:

This exceptional property is ideal for a variety of lifestyles, including:

- \* Large Families: The spacious layout and ample bedrooms provide comfortable living space for large families.
- \* Multi-Generational Living: The separate apartment offers ideal accommodation for multi-generational families.
- \* Investors: The rental income potential from the separate apartment makes this property an attractive investment opportunity.
- \* Retirees: The tranquil setting and convenient location make this property an ideal retirement retreat.
- \* Golf Enthusiasts: The proximity to Adare Manor and other world-class golf courses makes this property a haven for golf enthusiasts.

## A Rare Opportunity: Don't Miss Out:

This exceptional 5-bedroom home with a separate apartment in Askeaton, Limerick, represents a rare opportunity to acquire a versatile and income-generating property in a highly desirable location. With its spacious layout, modern amenities, and strategic connectivity, this property offers an unparalleled lifestyle and investment potential. Don't miss this chance to own a piece of Irish paradise.

## About the Area

Limerick, a city in the mid-western region of Ireland, is steeped in history and culture, offering a vibrant blend of the old and the new. Situated on the banks of the River Shannon, it's the fourth most populous city in the Republic of Ireland, boasting a rich heritage that stretches back to Viking times. The city's medieval core, including the imposing King John's Castle, serves as a testament to its long and eventful past.

Limerick has undergone significant regeneration in recent years, transforming into a modern and dynamic city. The city center has seen substantial investment in retail, dining, and cultural venues, creating a lively and engaging atmosphere. The University of Limerick, located just outside the city, contributes to a youthful and energetic vibe, while the city's strong sporting traditions, particularly in rugby, foster a sense of community pride.

Culturally, Limerick is a hub for the arts, hosting numerous festivals and events throughout the year. The Limerick City Gallery of Art and the Lime Tree Theatre are just a couple of examples of the city's





commitment to the arts. The city's pubs and traditional music scene also contribute to its vibrant cultural life, offering visitors a taste of authentic Irish hospitality.

The nearest airport to Limerick is:

\* Shannon Airport (SNN): Located approximately 25 kilometers west of Limerick city, Shannon Airport is the most convenient gateway for travelers visiting the region. It offers both domestic and international flights.

## MAiN FEATURES:

- \* 250m<sup>2</sup> of living space
- \* 3000m<sup>2</sup> plot room to develop further
- \* 7 Bedrooms between both dwellings
- \* 4 Bathrooms between both dwellings
- \* Stunning Views
- \* Private Parking
- \* Private Garden
- \* Close to essential amenities such as supermarkets and pharmacies
- \* Close to many excellent bars and restaurants
- \* Great base from which to discover other fantastic areas of Ireland
- \* Many excellent sports facilities, walking and cycling areas nearby
- \* Rental Potential through Airbnb and Booking.com

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## Commun

|                  |                    |
|------------------|--------------------|
| Chambres:        | 7                  |
| Salle de bains:  | 4                  |
| Pied carré fini: | 250 m <sup>2</sup> |

## Utility details

|          |     |
|----------|-----|
| Heating: | Oui |
|----------|-----|

## Lease terms

Date Available:

## Contact information

|           |             |
|-----------|-------------|
| IMLIX ID: | IX6.687.606 |
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# IMLIX

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