

REA

Eoin Dillon



3 BEDROOM PROPERTY & SITE WITH ROAD FRONTAGE
G.I.A. 61.76 m² (665 sq. ft.)

FOR SALE BY PRIVATE TREATY

Nalagiri House (Site) & Refuge Cottage,
Firmount, Carrigahorig
Nenagh, County Tipperary
E45 R202

AMV €129,950



DESCRIPTION

For Sale by Private Treaty

A unique opportunity to acquire a three-bedroom cottage together with a substantial site in the picturesque village of Carrigahorig, a charming lakeside village centred on a bridge over a stream feeding Lough Derg.

Nalagiri House Site (Folio No. TY5731F) extends to approximately **1,323 sq. m.** and benefits from valuable road frontage. The site previously had planning permission for a mindfulness and meditation centre (Tipperary County Council Ref. No. 17600790), offering potential for a range of future uses, subject to the necessary planning permissions.

The property may also qualify for grants of up to **€70,000** under the **Croí Cónaithe Vacant Property Refurbishment Grant**, available for both owner-occupiers and certain rental properties undertaking the refurbishment of vacant or derelict homes. In addition, the property may be eligible for support under the **SEAI Better Energy Home Scheme**, with grants of up to **€26,750** available for qualifying energy efficiency upgrades. Prospective purchasers should satisfy themselves regarding eligibility and grant conditions.

To the rear of the site is **Refuge Cottage** (Folio No. TY36885F), a habitable three-bedroom cottage extending to approximately **61.76 sq. m. (665 sq. ft.)**. The accommodation comprises an entrance hall, open-plan kitchen/living room, wet room, and three bedrooms. The property also includes a garage and separate store room, offering further potential for storage or conversion, subject to the appropriate planning permission.

The cottage and site are being offered for sale as one lot, presenting an excellent opportunity for refurbishment and redevelopment. Whether you are seeking to create a modern family home, a holiday retreat, or explore further development potential, this property offers exceptional scope to add value and make it your own.

Viewing is strictly by appointment only.



ACCOMMODATION

Ground Floor

- Entrance hallway 4.15m (13'7") x 3.6m (11'10")
- Kitchen/Dining room 3.93m (10'2") x 3.64m (11'11") Combination of solid timber & tiled flooring, fitted wall and base units & electric cooker
- Bedroom 1 3.87m (12'8") x 3.06m (10'0")
- Bedroom 2 4.27m (14'0") x 2.95m (9'8")
- Bedroom 3 4.58m (15'0") x 3.93m (12'11") Solid timber flooring
- Wet room 2.67m (8'9") x 1.16m (3'10") Fully tiled, shower, W.C & W.H.B.
- Store 4.53m (14'10") x 2.75m (9'0")
- Garage 1.88m (6'2") x 1.29m (4'3")





PRICE

€129,950

VIEWING

By appointment

Contact Negotiators:
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DIRECTIONS

From Nenagh continue out the N52 to Borrisokane. Pass through Borrisokane and continue on the N65 for 8.5km & you will see the sign for Carrigahorig. Property will be on your left hand side identified by our For Sale sign. Eircode: E45 R202. Viewing by appointment only

BUILDING ENERGY RATING (BER)

BER: G

BER No: 119546455

Energy Performance Indicator: 406 kWh/m²/yr



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property
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