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## Luxury Lake Life!

Nestled beside the award-winning Faldo Golf Course with breathtaking lake views, this three-bedroom semi-detached villa is available for sale in the prestigious 5 star Lough Erne Golf Resort, ideal as a family retreat or an excellent business opportunity, this villa currently operates successfully as a holiday rental on Airbnb.

The property is elegantly decorated throughout, featuring an open-plan living and dining room that offers an excellent space for entertaining. This area includes a relaxed seating zone and a formal dining section. The compact, fully equipped kitchen boasts black granite worktops, a Belfast sink, an electric hob and oven, and an integrated dishwasher. Outdoor dining is made easy with French doors opening from both the dining area and the kitchen onto a small patio with views over the resort. Additionally, the ground floor includes a second reception room currently used as a lounge, which could serve as a fourth bedroom or playroom. A spacious family bathroom is also conveniently located on the ground floor.

The first floor comprises a large master bedroom with beautiful décor and a spacious ensuite. There are also two additional double bedrooms, ideal for family or guests, and a family bathroom featuring a freestanding bath.

The property's prime location is within the Golf Village of the 5 Star Lough Erne Golf Resort and Spa, 3AA rosette Catalina Restaurant and Loughside Bar & Grill. The main attraction here however, is the 36 hole golf experience, being home to two Championship Golf Courses, the award winning Faldo Course and Castle Hume Golf Course and Golf Academy with state of the art facilities.

Residency here at Lough Erne Golf Village further allows home owners to purchase a range of membership privileges subject to an annual membership fee.

Located on the shores of Lough Erne with stunning views and scenery this superb home is only three miles from Enniskillen town.



**Mortgage advice is available from our in-house Mortgage Advisor, you can find out how much you can borrow within minutes!**

### REQUEST VALUATION

We would be delighted to visit your property and give you a Free Valuation and some helpful advice regarding the sale or rental of your property to you!

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