



Carrakeelty More Virginia Co. Cavan

5.88 acre(s)





**5.88 Acres (2.38 Hectares)**

**A rare opportunity to acquire top quality farmland in a prime location. Situated in the townland of Carrakeelty, this exceptional holding is conveniently close to a wide range of local amenities, including a school, shop, garage, GAA club, and various businesses.**



# Carrakeelty More Virginia Co. Cavan

The land is laid out in two well-defined divisions, bordered by mature, well-maintained hedgerows. Comprising top quality, free draining soil, the land is currently in permanent pasture. With valuable frontage along the N3 National Road, the property offers excellent accessibility and potential.

This is a superb investment opportunity in a highly sought after location and is not to be missed.

## LOCATION

The land is located in Carrakeelty, Virginia, in southeast County Cavan, near the Meath border. It is approximately:

- 5km southeast of Virginia
- 14km northwest of Kells
- 92km northwest of Dublin City

The property benefits from excellent road connectivity, with direct frontage onto the N3 and easy access to the N52 and M3 at Kells (just 14km away).

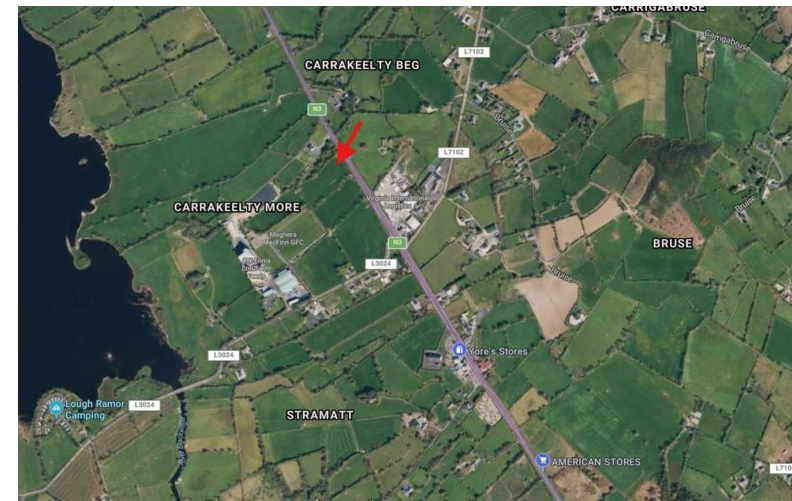
## FEATURES

- Prime Location
- Free Draining
- Fenced
- Fronts N3

## DIRECTIONS

From Kells: Take the N3 towards Virginia. After approximately 13km, you will pass Yore's Garage. The land is located 2km further on the left, marked by the Raymond Potterton sign.

From Virginia: Take the N3 towards Kells. After approximately 5km, the land will be on your right, clearly identified by the Raymond Potterton sign.







**0469027666**

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