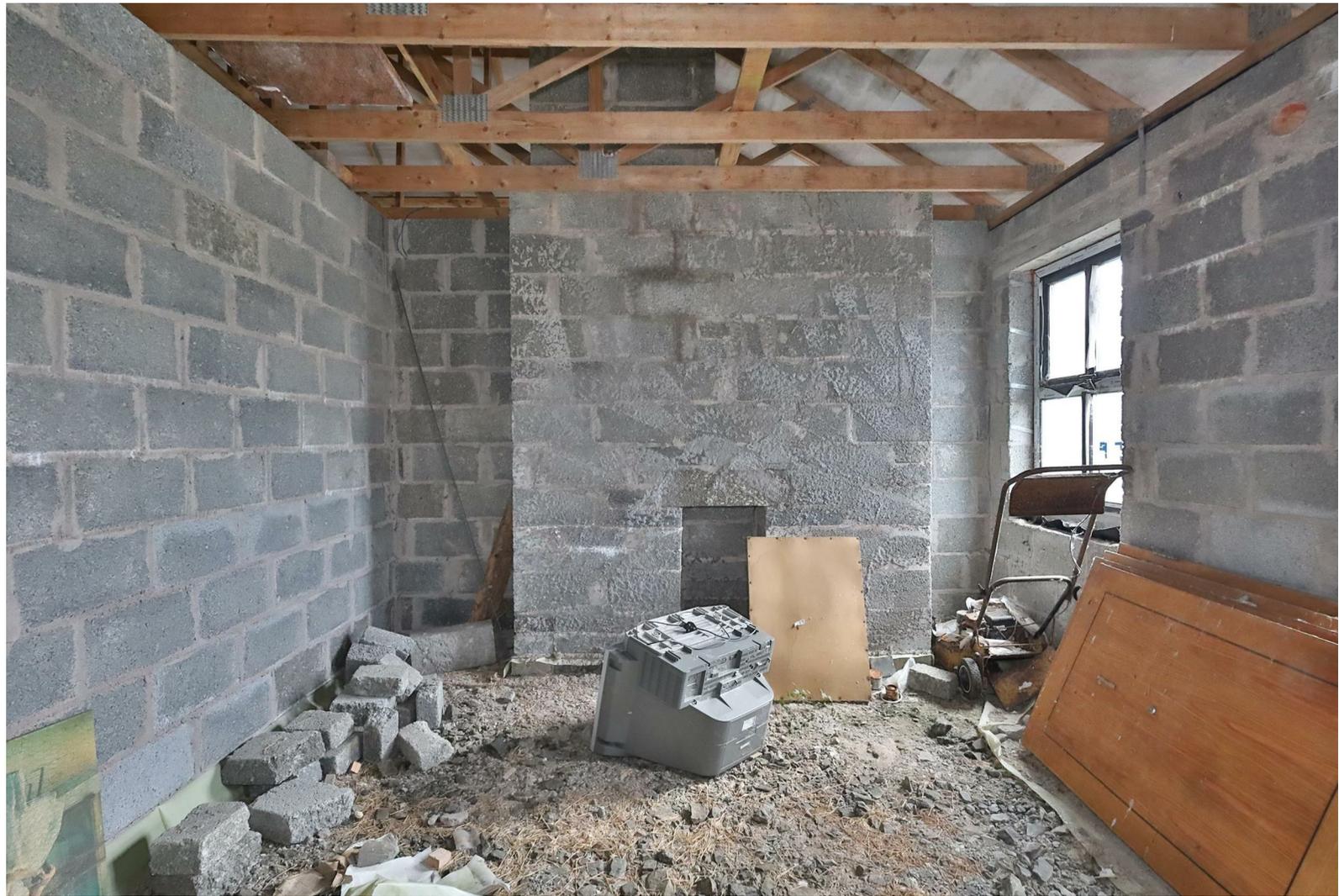




**Caragagh Virginia Co. Cavan A82 Y0E8**

**€150,000**



An excellent opportunity to acquire a partially completed detached bungalow residence set on a private site of c1 acre. The property is at shell stage, offering purchasers the rare chance to complete and finish to their own specification, layout, and design standards.

# Caragagh Virginia Co. Cavan A82 Y0E8

## INTRODUCTION

Constructed of block walls with a pitched tiled roof and window units already installed, the main structure is well progressed, significantly reducing build time compared to starting from scratch.

Internally, the dwelling is in open structural condition with internal divisions partially formed. This layout allows flexibility for reconfiguration if desired. Timber roof trusses are fitted, and the property provides a strong base for completion works. This type of project is ideal for builders, investors, or self-build purchasers seeking to create a bespoke home.

A substantial detached garage/workshop is also located on site. Constructed of block with roller shutter access, it offers excellent storage, workspace, or potential for alternative uses subject to planning permission.

The property benefits from a group water scheme in the area, and an ESB connection is located nearby, facilitating straightforward servicing of the dwelling.

Ideal for: builders, developers, investors, or purchasers seeking a custom home project.

## LOCATION

The property is situated in Caragagh, Virginia, Co. Cavan, a peaceful rural setting just a short drive from both Virginia Town and Kilinkere Village, offering the perfect balance of countryside tranquillity and everyday convenience.

Virginia is a thriving market town positioned along the N3 route, providing direct access to Navan, Kells, and Dublin, making the area attractive to commuters seeking rural living within reach of the capital.

The town offers a strong range of amenities including supermarkets, cafés, schools, sporting facilities, and essential services.

The nearby Lough Ramor provides scenic walks, water activities, and recreational opportunities, further enhancing the lifestyle appeal of the area.

Kilinkere, located nearby, is a small traditional village known for its strong community atmosphere and relaxed rural character.

Local amenities include a primary school, church, community facilities, and sporting organisations, while larger services are available in Virginia and Cavan Town.

The surrounding countryside is characterised by agricultural lands, mature hedgerows, and attractive natural scenery typical of this highly regarded part of the county.

Overall, this location combines peaceful rural living with excellent accessibility, making it an ideal choice for purchasers seeking privacy, space, and strong long-term residential appeal.

## FEATURES

- Detached bungalow residence (shell stage)
- Excellent completion project
- Private site with ample space
- Detached garage/workshop
- Group water scheme available in area
- ESB connection close by
- Strong potential for owner-occupiers or investors
- Opportunity to finish to own specification

## VIEWING

Viewing is by appointment, please telephone 046 9027666 to arrange.





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