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**AUCTIONEERS &
REAL ESTATE AGENTS**

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**Carhue, Bandon, West Cork,
GPS: 51.749030, -8.806113**

11 ACRES

**11 Acres of Prime Agricultural Land in One
Field with Excellent Public Road Frontage,
Just 6km from Town.**

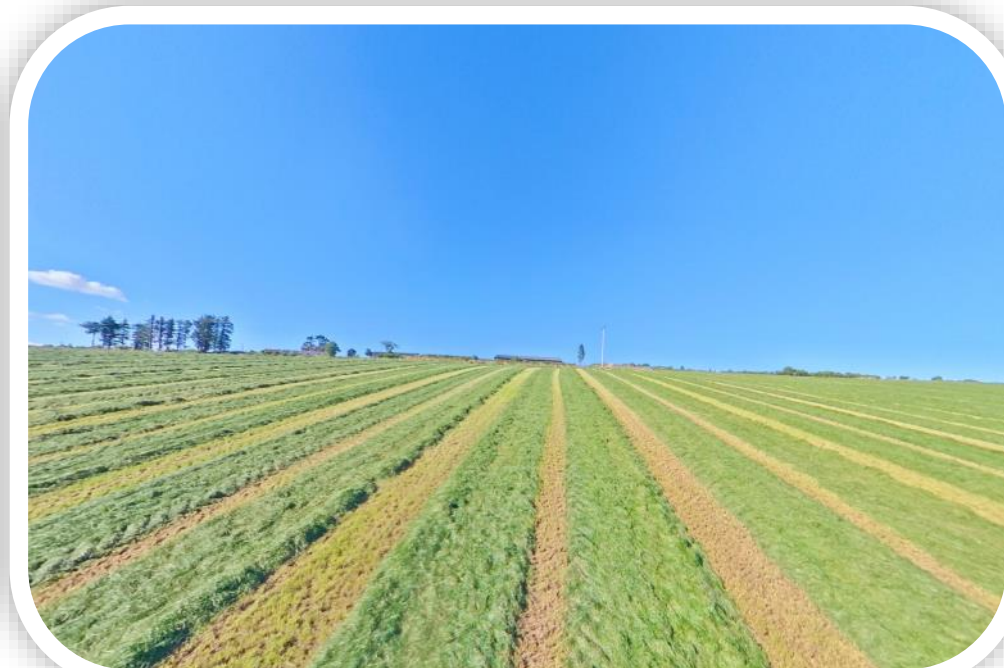
Guide Price: €250,000

For sale: 11 acres of prime agricultural land, ideally positioned just 6km from the bustling town of Bandon. This substantial parcel is laid out in one large field, featuring extensive public road frontage and benefitting from warm, free-draining soil due to its southerly aspect. Whether you're a local farmer seeking to expand your acreage, an equestrian enthusiast searching for the perfect setting for stables and grazing, or a town dweller yearning for a peaceful country getaway, this land offers a unique and versatile opportunity.

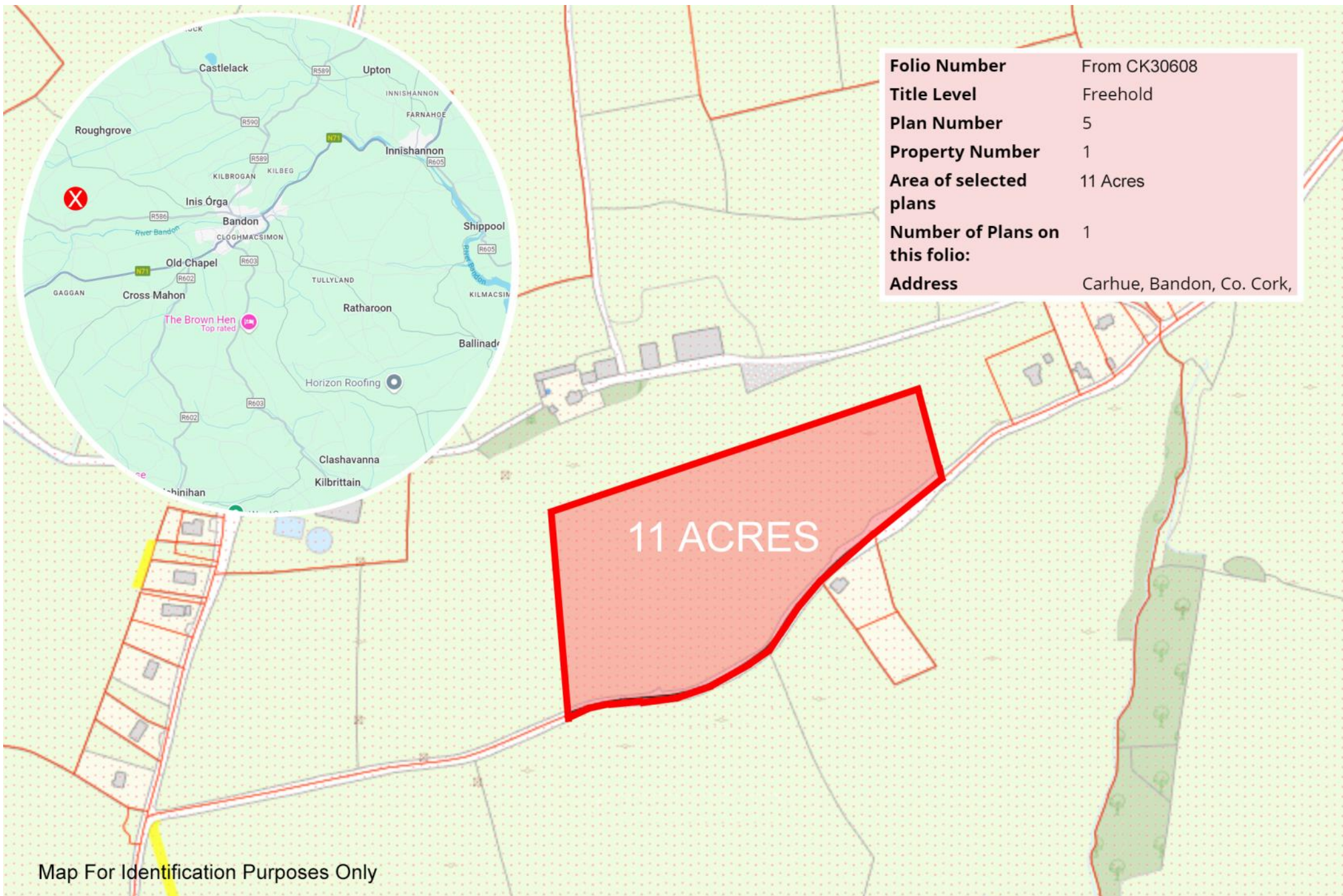
Currently laid out in permanent pasture, the land is well-suited for a variety of agricultural uses, from grazing livestock to crop cultivation. Set along a quiet country road, the property offers a scenic rural setting, while still enjoying excellent access to major routes. The R586 is just 1km away at Baxter's Bridge, and the N71 is only 2.5km away at Gaggin, providing convenient connections to nearby towns and beyond.

With services nearby and endless potential for agricultural or lifestyle pursuits, this land represents an outstanding opportunity for those seeking a peaceful retreat in the countryside. Whether your goal is to farm, keep horses, or simply enjoy the beauty and tranquillity of rural living, this is a property that should appeal to a wide range of buyers.

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Folio Number	From CK30608
Title Level	Freehold
Plan Number	5
Property Number	1
Area of selected plans	11 Acres
Number of Plans on this folio:	1
Address	Carhue, Bandon, Co. Cork,

Map For Identification Purposes Only

No responsibility is taken for any error omission or misunderstanding in these particulars which do not constitute an offer or contract. Services and appliances have not been tested and therefore no warranty is offered on their operational condition.

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