



## Charming 5 Bed Estate For Sale In Gorses Occitanie France

### Στοιχεία μεσίτη

Όνομα:	Niall Madden
Όνομα εταιρείας:	Esales Property Limited
Χώρα:	United Kingdom
Experience since:	2002
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Specialties:	Property Type: Apartments
Τηλέφωνο:	
Languages:	English
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### Στοιχεία καταχώρησης

Ακίνητο για:	Πώληση
Τιμή:	EUR 250,000

### Τοποθεσία

Χώρα:	France
Νομός/Περιοχή/Επαρχία:	Occitanie
Πόλη:	Gorses
Ταχυδρομικός κωδικός:	46210
Δημοσιεύθηκε:	02/06/2026
Περιγραφή:	Charming 5 Bed Estate For Sale In Gorses Occitanie France

Esales Property ID: es5555075

368 Route Du Puech  
Gorses  
Occitanie  
46210  
France

Charming 5-Bed Country Estate for Sale | Gorses, Occitanie

Set against the rolling countryside of the Lot department in southwest France, this beautifully maintained estate in the tranquil village of Gorses offers a rare blend of traditional character, expansive land, and significant development potential. Comprising a substantial five-bedroom main residence and a collection



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of classic stone outbuildings, the property represents an idyllic rural retreat or an exceptional multi-unit gîte conversion opportunity.

## The Main Residence

The principal stone house is thoughtfully arranged over three distinct floors, balancing comfortable family living spaces with elevated panoramic views of the French countryside.

- \* **Cellar Floor:** A large lower-ground cellar level provides extensive storage, utility space, and the ideal climate conditions for a traditional wine cellar.
- \* **First Floor:** The heart of the home features a light-filled, open-plan living and dining area designed for family gatherings, a separate cozy lounge, a bathroom, and a guest WC. Cooking facilities are powered by convenient bottled gas.
- \* **Second Floor:** The upper level accommodates four well-proportioned bedrooms, an adaptable half-bedroom (perfectly sized for a nursery, home office, or walk-in wardrobe), an additional WC, and a spacious unconverted room offering a blank canvas to create a master suite, games room, or artist studio.

## Historic Outbuildings & Grounds

The estate's exterior infrastructure is a testament to its rich heritage, featuring robust stone buildings that wrap around the property:

- \* **Two-Level Barn:** A substantial, double-height stone barn sitting adjacent to the house, offering immense architectural scope for a dramatic workshop, garage, or independent guest house.
- \* **Former Pig Sties:** An adjoining row of classic outbuildings providing highly adaptable workshop space or conversion footprint.
- \* **Two-Level Bread Oven:** A charming, detached historic feature that preserves the estate's original rustic character.

The immediate grounds consist of a beautifully maintained garden populated with mature fruit and nut trees. Directly adjacent sits a massive 7,000 square meter (75,347 \text{ sq ft}) clear paddock, offering an exceptional setup for equestrian use, hobby farming, or extensive landscaping. The estate is fully serviced by mains electricity and a reliable local piped water supply, with waste managed via an independent septic tank.

## Location & Strategic Connectivity

While nestled in a peaceful, traditional village environment, the estate benefits from exceptional regional connectivity. Three vibrant historic market towns—Saint-Céré, Figeac, and Maurs—are all accessible within a short 30-minute drive, offering hypermarkets, boutique shopping, medical facilities, and fine dining.

For world-class sightseeing, the spectacular cliffside pilgrimage site of Rocamadour is just 45 minutes away, while the medieval artist enclave of Saint-Cirq-Lapopie can be reached in under an hour.



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International transit is remarkably straightforward, with the major metropolitan hub of Toulouse located just 2 hours to the south, and Brive-la-Gaillarde an easy 1-hour drive northwest. In total, four regional and international airports sit within a 2.5-hour radius, ensuring hassle-free travel for overseas owners and holiday guests.

## ABOUT THE AREA

Nestled in the northeastern corner of the Lot department within France's vast Occitanie region, Gorses is a tranquil, rural commune that epitomizes the quiet charm of the French countryside. The village sits in a verdant, rolling landscape where the rugged foothills of the Massif Central begin to meet the limestone plateaus of the Quercy region. It is an area characterized by dense woodlands, traditional agricultural fields, and an unhurried pace of life, making it a perfect haven for travelers seeking an authentic, off-the-beaten-path French experience.

While Gorses itself is small and peaceful, it serves as an excellent base for exploring some of the region's most celebrated historical and natural attractions. Within a short drive, visitors can discover the medieval architecture of Lacapelle-Marival, the artistic heritage of Saint-Céré, and the stunning historic market town of Figeac. The surrounding landscape is also famous for its dramatic geological features, including the spectacular underground river system at the Gouffre de Padirac and the breathtaking cliffside pilgrimage village of Rocamadour.

For travelers looking to reach Gorses by air, there are a few options depending on your point of origin and preference for drive times. The closest regional hub is Rodez–Aveyron Airport (RDZ), located about an hour and fifteen minutes to the southeast, which handles select seasonal and budget European flights. Another nearby option is Brive–Souillac Airport (BVE), situated roughly an hour and twenty minutes to the northwest, offering domestic connections to Paris and occasional international routes.

For a wider selection of global flights, major international airports are located further out but are well-connected by road. Toulouse–Blagnac Airport (TLS) is the primary international gateway for the region, positioned about two and a half hours to the south. Alternatively, Bergerac Dordogne Périgord Airport (EGC) is roughly two and a half hours to the west, offering numerous budget flights to the UK and Northern Europe, while Limoges–Bellegarde Airport (LIG) sits about two hours and forty-five minutes to the north.

## MAiN FEATURES:

- \* 120m<sup>2</sup> of living space
- \* 9967m<sup>2</sup> plot room to develop further
- \* 5 Bedrooms
- \* 2 Bathrooms
- \* Stunning Views
- \* Close to essential amenities such as supermarkets and pharmacies
- \* Close to many excellent bars and restaurants
- \* Great base from which to discover other fantastic areas of France
- \* Many excellent sports facilities, walking and cycling areas nearby



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\* Rental Potential through Airbnb and Booking.com

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## Κοινά

Κρεβατοκάμαρες:	5
Μπάνια:	2
Τελειωμένα τετραγωνικά πόδια:	120 τ.μ
Μέγεθος αυλής:	9967 τ.μ

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX8.541.374

