



## Excellent 8 Bed Estate For Sale In Tooreen Kilcolgan Co Galway Ireland



### Informazioni sull'Agente

Nome:	Niall Madden
Nome della ditta:	Esales Property Limited
Nazione:	United Kingdom
Experience since:	2002
Tipo di servizio:	Selling a Property
Specialties:	
Property Type:	Apartments
Telefono:	
Languages:	English
Sito web:	<a href="https://esalesinternational.com">https://esalesinternational.com</a>

### Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	USD 915,320.71

### Posizione

Nazione:	Ireland
Stato / Regione / Provincia:	Connaught
Cap:	H91X4Y7
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Descrizione:

Excellent 8 Bed Estate For Sale In Tooreen Kilcolgan Co Galway Ireland

Esales Property ID: es5554881

Tooreen Kilcolgan Co Galway H91X4Y7

BER: B2

An Exceptional Rural Estate: 'Tooreen Lodge,' Kilcolgan, County Galway, Ireland

Nestled within the breathtaking, tranquil landscapes of the West of Ireland, the Tooreen Lodge Estate presents an extraordinary opportunity to acquire a versatile and spacious property in the highly desirable area of Kilcolgan, County Galway (Eircode: H91X4Y7). This exceptional offering comprises a large main dwelling and a separate guest chalet, all set within a private, gated site, providing an ideal solution for multi-generational living, a high-end holiday rental operation, or a substantial family home within the cultural heart of the Wild Atlantic Way.



The estate's total accommodation package is impressive, featuring eight potential bedrooms and five en-suite bathrooms across the two main structures, complemented by additional washrooms. The property is offered fully furnished, allowing for an immediate, hassle-free transition into ownership.

## The Main Dwelling: Dormer Bungalow Luxury

The principal residence is a beautifully proportioned dormer bungalow spanning a substantial 255 square meters. The design maximizes light and views, benefiting from a desirable south-facing orientation. The interior is laid out to support comfortable, modern family life and versatile functionality. It features five spacious en-suite bedrooms, providing privacy and luxury for family members and guests. Additionally, the main house includes a separate guest toilet.

The communal areas are expansive and functional, including a combined sitting room cum living room, perfect for relaxation and entertaining. The well-appointed kitchen is central to the home. Beyond the main living spaces, the property offers valuable, flexible rooms: a dedicated utility room for household management, a specialized music room for creative pursuits, and a separate office space, crucial for remote work or study. This combination of large living spaces, specialized rooms, and five en-suites makes the main house a complete and sophisticated residence.

## The Guest Chalet and External Amenities

Adding significant value and flexibility to the estate is the separate, fully equipped three-bedroom chalet, measuring 87 square meters. This self-contained unit provides ideal accommodation for extended family, staff, or, crucially, for the booming Irish short-term rental market. The chalet includes its own dedicated toilet, making the total bathroom count on the property substantial.

The outdoor space is meticulously designed for private enjoyment and integrated living. The entire estate is set within a secure 0.7-acre gated private site. Beyond the residences, the grounds feature a dedicated cabin/bar, perfect for social gatherings and outdoor entertaining. A well-designed barbecue area complements the bar, ideal for al fresco dining during the long summer evenings. For those with green ambitions or seeking sustainable living, a permanent polytunnel is also situated on the site, providing year-round gardening potential.

## Location and Regional Connectivity

The Tooreen Lodge Estate boasts an outstanding location that captures the very essence of the West of Ireland. Situated in the country, the property is just 1 kilometre (approximately 1 mile) from the sea, allowing easy access to the dramatic coast of Galway Bay. It is located only 4 kilometres from the beautiful, historic seaside town of Kinvara, a cultural hub famous for its Dunguaire Castle and its traditional boats, the Galway Hookers.

Kinvara serves as the true gateway to The Burren, the unique karst landscape of County Clare, and the world-famous Cliffs of Moher, placing some of Ireland's most spectacular natural wonders within easy reach. Furthermore, the estate is exceptionally well-connected to urban centers, lying only 20 minutes



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from the vibrant and beautiful Galway City—renowned for its arts, festivals, and university. This proximity also positions the property perfectly for exploring the wilds of Connemara. The property's excellent location, combining rural tranquillity with cultural and urban accessibility, is difficult to match.

In summary, this 8-bedroom estate in Tooreen, Kilcolgan, offers a rare combination of space, luxury, and regional connectivity in one of Ireland's most desirable counties. With its two separate dwellings, extensive amenities (including the bar and polytunnel), high-spec furnishings, and proximity to Galway City, Kinvara, and the Wild Atlantic Way, Tooreen Lodge is an exceptional investment for those seeking a grand private residence or a lucrative, ready-to-operate rental business in County Galway.

## Rental Income Investment !

Because of this properties proximity to Galway , hosting the top 10 Global Medtech Companies Worldwide , with well paid jobs , coupled with its tourist attraction as Gateway to the Burren , it offers 6k rental income per month . This figure is broken down between the House sleeping 10 persons , 4K, and the Chalet sleeping 5, 2 K . Those are real and conservative figures in the midst of a housing crisis now and into the foreseeable future in Galway/Ireland .

## Multigenerational Living !

Because of the Accomodation split this property offers the opportunity for extended families in the form of parents , children , grandparents , aunts , uncles etc to live closely and safely , yet independently in the same location !

## About the Area

Tooreen is a scenic townland nestled within the expansive rural landscape of County Galway, Ireland, situated closely to the village of Kilcolgan. The area embodies the rugged, natural beauty for which the West of Ireland is globally famous, characterized by low stone walls, traditional fields, and proximity to the stunning coastline of Galway Bay. Tooreen offers residents and visitors a quintessential escape to the Irish countryside, providing an immediate sense of peace and tranquility. Properties here often benefit from large sites and the opportunity to enjoy a quieter pace of life, while still being positioned within a strong local community.

The neighbouring village of Kilcolgan acts as the local hub, historically significant and offering essential amenities. Kilcolgan is notable for its position at the mouth of the Kilcolgan River on Dunkellin Bay and is famous for its iconic thatched pubs and restaurants, most notably the historic Moran's Oyster Cottage, established in the 1760s. The village is also close to historic sites such as the medieval Kiltiernan Church and the Gothic Revival country house, Kilcolgan Castle. Tooreen benefits from this blend of peaceful, isolated country living with the quick accessibility to authentic Irish culture, services, and the well-established social scene of the local area.

Tooreen's location in County Galway provides excellent access to some of Ireland's most spectacular tourist destinations. It lies within comfortable driving distance of Galway City, the cultural and economic heart of the West, offering vibrant arts festivals, shopping, and dining. Furthermore, the area is



considered a gateway to the Wild Atlantic Way, with easy access south to The Burren's unique karst landscape and the magnificent Cliffs of Moher in County Clare. The combination of quiet rural charm with superb regional connectivity makes Tooreen a desirable place for those looking to immerse themselves in the West of Ireland's rich natural and cultural heritage.

For travel to and from Tooreen, Kilcolgan, the area is well-served by multiple nearest airports. The two primary options offering international and domestic flights are Shannon Airport (SNN), located approximately 55-65 km to the south, and Ireland West Airport Knock (NOC), located about 80 km to the north. Shannon Airport is generally the closest and often the most convenient for trans-Atlantic and European connections. Additionally, Dublin Airport (DUB), Ireland's largest hub, offers the most extensive route network and is accessible via a comfortable drive of around 2.5 to 3 hours, with frequent express bus services connecting Dublin Airport directly to Galway City.

## MAIN FEATURES:

- \* 342m<sup>2</sup> of living space
- \* 28602m<sup>2</sup> plot ( 0.7 Acres )
- \* 8 Bedrooms
- \* 7 Bathrooms
- \* Stunning Views
- \* Private Parking
- \* Private Garden
- \* 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 Ireland
- \* Many excellent sports facilities, walking and cycling areas nearby
- \* Rental Potential through Airbnb and Booking.com

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### Comune

Camere da letto:	8
Bagni:	7
Finito piedi quadrati:	342 mq
Dimensione del lotto:	2860 mq

### Rental details

Furnished:	Si
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### Lease terms

Date Available:

### Contact information

IMLIX ID:	IX7.937.749
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