

Traditional Périgord Farm with 7 Hectares and Stone Outbuildings near Sarlat, Montignac & Les Eyzies



INFORMATION

Town:	Tamniès
Department:	Dordogne
Bed:	6
Bath:	6
Floor:	250 m2
Plot Size:	70000 m2



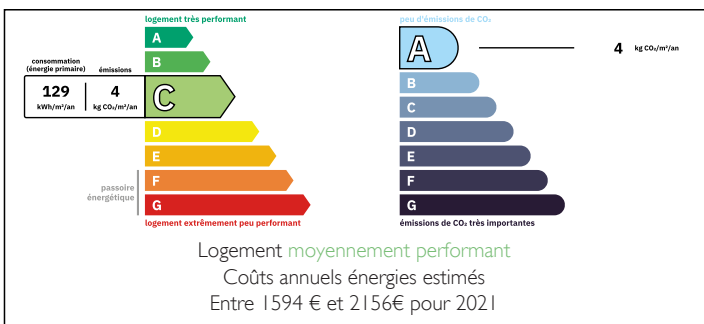
IN BRIEF

In the very heart of the Golden Triangle formed by Sarlat, Montignac, and Les Eyzies, this former Périgord farmhouse sits in peaceful seclusion on the heights at the end of a quiet lane. Surrounded by 7 hectares of meadows and walnut trees, the property offers a rare blend of authenticity, privacy, and vast potential.

The main house spans generous volumes filled with light — a large kitchen and a 46 m² living room with fireplace, six bedrooms (two on the ground floor to renovate), and a full cellar beneath. Numerous stone outbuildings — barns, stables, and a small cottage — invite new life as gîtes, workshops, or event spaces.

Perfectly suited for a tourism, equestrian, or agricultural project, this is a place where heritage meets opportunity, and where every sunrise over the hills feels like the start of a new...

ENERGY - DPE



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Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



DESCRIPTION

Nestled in the rolling countryside of the Dordogne's Golden Triangle, between Sarlat, Montignac, and Les Eyzies, this enchanting property offers a rare lifestyle of serenity and possibility.

Set on approximately 7 hectares, the former farm sits elevated, commanding sweeping views and absolute tranquility — the perfect canvas for those seeking space, authenticity, and creative freedom.

The Main House

This spacious stone residence exudes rustic charm and solid craftsmanship.

Ground floor: two bedrooms (16 m² and 14 m²) to restore, a hallway, a family kitchen of 28 m², a 46 m² living room with fireplace, and a shower room to update.

First floor: four generous bedrooms (32 m², 25 m², 18 m² and 10 m²), each with its own bathroom, plus an additional room and landing.

A full cellar runs beneath the house — ideal for wine or storage.

The Outbuildings

A true highlight of the estate, the ensemble includes:

Two stables of 215 m² and 90 m²

A beautiful stone barn of 100 m²

An independent cottage of 25 m², perfect for guests or a studio

Each structure carries the character of its time while offering endless potential — from boutique hospitality to creative workshops or equestrian facilities.

Land & Setting

The 7 hectares combine meadows and a walnut grove, creating a balanced, natural environment. There is also the possibility to acquire more land if desired.

Comfort & Amenities

Modern heat-pump heating

Double-glazed windows

Septic tank

LOCAL TAXES

Taxe habitation:

EUR

NOTES