

## Historic Stone Auberge in Montcléra – A Unique Restoration Opportunity -Endless Potential



### INFORMATION

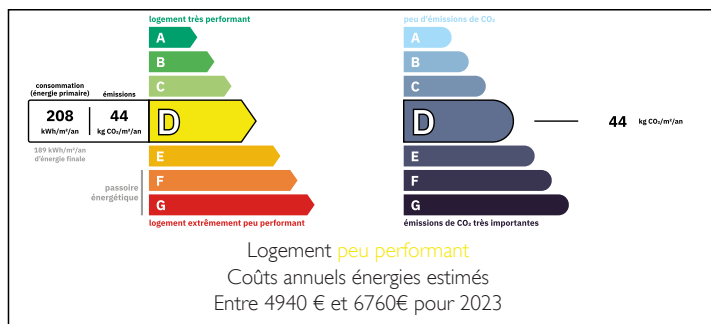
Town:	Montcléra
Department:	Lot
Bed:	6
Bath:	2
Floor:	236.3 m2
Plot Size:	297 m2

### IN BRIEF

This historic stone auberge in Montcléra offers a unique restoration project. The ground floor includes a reception area with a bar and fireplace, a bright lounge/dining room with French windows, a shower room, WC, and a cave with the heating system. Stone steps lead to a spacious kitchen with access to the rear garden. Upstairs are six large bedrooms, a bathroom, and a separate toilet. The nearby villages of Cazals and Gourdon provide shops, schools, and healthcare, while the Lot Valley offers vineyards, markets, and historic sites like Rocamadour and Sarlat. With great potential as a guesthouse, restaurant, or family home, this is an opportunity to revive a character-filled property.



### ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

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.



## LOCAL TAXES

**Taxe foncière: 550 EUR**

**Taxe habitation: EUR**

## NOTES

## DESCRIPTION

Charming Historic Auberge & Family Home in Montcléra – A Unique Restoration Opportunity  
Nestled in the heart of Montcléra, a picturesque village in the Lot, this ancient stone auberge offers an exceptional opportunity for restoration. Originally a traditional French inn, it could be transformed back into a restaurant, a guesthouse, or a spacious family home.

### Property Overview

Upon entering, you step into a welcoming reception area with a stone-built bar and large fireplace, perfect for creating a warm and inviting atmosphere. This space flows into a generous lounge and dining area, where two expansive French windows allow natural light to flood in, enhancing the charm of the original stone walls and exposed wooden beams.

A shower room and WC are conveniently located near the reception area, leading to a cave, which houses the central heating system.

From the reception, stone steps lead to a passageway that provides access to the large kitchen, which has additional steps leading back down to the reception area. The passageway also features an exterior door to the rear garden, an enclosed space with great potential to become a peaceful retreat.

A wooden staircase from the kitchen leads to the second floor, where there are six spacious bedrooms, a bathroom, and a separate toilet.

### A Project of Possibilities

This property is an ideal project for someone with vision, whether restoring it as an auberge or restaurant or creating an expansive family home. The layout offers ample space, and the original features, including high ceilings, stone walls, and large...