



## CHATEAU DE MONTCRU 12 Bedrooms For Sale In Allières Ariège France



### Информация об агенте

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Property Type:	Apartments
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### Детали объявления

Недвижимость:	На продажу
Цена:	USD 997,464.88

### Местоположение

Страна:	Франция
Почтовый индекс:	09240
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CHATEAU DE MONTCRU  
ALLIERES  
Ariège  
09240  
France

An Unparalleled Legacy: Introducing the Luxury Château de Montcrû in Allières, Ariège, France

In the heart of the stunning Ariège department, nestled within the captivating Occitanie region of southwestern France, lies an extraordinary estate that transcends the conventional definition of luxury property: the magnificent Château de Montcrû. This rare offering is not merely a residence; it is a sprawling, historical domain that presents a unique opportunity to own a piece of French heritage, a private sanctuary, and an investment in a lifestyle defined by tranquility, grandeur, and the breathtaking beauty of the Pyrenees.



The initial impression of Château de Montcru is one of timeless elegance and commanding presence. Dating back to 1804, the château stands as a testament to the architectural and historical richness of the region. While it carries the revered title of a ‘château,’ it combines the stately proportions of a manor house with the warmth of a grand country home. The entire estate, which is currently on the market, encompasses the principal dwelling, a significant adjacent farmhouse, a second independent living quarter, and extends across a remarkable 3.7 hectares of mixed grass and woodland. Above all, its elevated position affords a truly fantastic, unobstructed panorama of the majestic Pyrénées mountains—a view that changes with the seasons and forms the spectacular backdrop to daily life.

## The Principal Domain: A Blend of History and Potential

The central element of this prestigious property is the Château itself, which, along with the adjacent structures, offers a total of 12 bedrooms. This substantial accommodation capacity is a key feature, positioning the estate perfectly for a variety of high-end uses, whether as an expansive private family residence, a distinguished boutique hotel, an exclusive wellness retreat, or a venue for luxury events.

The architecture of the main château building, constructed at the dawn of the 19th century, reflects the elegant proportions and sturdy build of the era. Inside, a discerning eye will immediately appreciate the potential to create a magnificent modern home while preserving the original character. High ceilings, generous room dimensions, and large windows are characteristic features, ensuring every space is bathed in natural light and framed by the incomparable views of the surrounding countryside and the distant peaks. The current layout already provides two distinct living quarters, which can easily be maintained for separate staff and guest accommodation, or seamlessly integrated to form one vast, cohesive family home.

## The Estate Grounds and Unrivalled Privacy

The land that belongs to the Château de Montcru is an integral part of its immense appeal. Extending to 3.7 hectares (approximately 9.1 acres), the grounds comprise rolling meadows and mature woodland, creating a natural buffer that guarantees absolute privacy and seclusion. For the equestrian enthusiast, the grassed areas are ideal for creating paddocks, while the woodlands offer private walking trails and a sense of deep connection with nature.

However, the most singular and compelling feature of the grounds is the presence of a private water source. In an age where self-sufficiency and resource security are increasingly valued luxury commodities, this private source—whether a natural spring or a well—is an extraordinary asset. It ensures the estate benefits from a constant, fresh water supply, providing peace of mind and supporting the maintenance of the extensive grounds and any planned landscaping or potential pool area. This feature elevates the property from a mere luxury home to a self-sustaining and genuinely rare country estate.

## The Geographical and Lifestyle Appeal of Ariège

The location of Château de Montcru in Allières, within the Ariège department, is a major draw for those seeking the authentic, unspoiled heart of France. Ariège is known for its dramatic landscapes, its deep



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historical roots, and its commitment to preserving its natural environment.

Life here is defined by the rhythm of the mountains. The breathtaking sight of the Pyrénées dominates the horizon, offering year-round inspiration and opportunity. In the winter, skiing and snow sports are easily accessible in nearby resorts. In the warmer months, the region transforms into a paradise for hiking, climbing, fishing in crystal-clear mountain streams, and exploring the myriad of ancient caves, including the famous prehistoric Grotte du Mas d’Azil.

Allières itself is a peaceful, charming commune that maintains its tranquil atmosphere while being conveniently located close to larger historic towns. The capital of the department, Foix, with its iconic three-towered castle, is a short drive away, offering all necessary amenities, excellent dining, and a vibrant cultural life. The picturesque medieval bastide town of Mirepoix is also within easy reach, renowned for its colorful architecture and lively market square.

### Investment and Opportunity

Château de Montcru represents a significant real estate opportunity. The combination of historical provenance, substantial accommodation (12 bedrooms), extensive land (3.7 hectares), and self-sustaining features (private water source) places it in a highly desirable and limited bracket of French properties.

The new owner has a magnificent blank canvas for restoration and modernization. The structure’s existing layout, which includes two separate living quarters and the adjacent farmhouse, provides flexibility for multi-generational living, staff quarters, or developing a high-end commercial venture. Imagine transforming the farmhouse into luxury gîtes, the main house into an exclusive spa, or simply creating the ultimate, private family compound where every window offers the majestic vista of the Pyrenees.

The Luxury Château de Montcru in Allières is a property defined by its superlatives: its date of origin, its 12-bedroom scale, its 3.7 hectares of private land, its invaluable private water source, and the truly fantastic view of the Pyrenees. It is a genuine piece of French history awaiting its next custodian—one who seeks not just a home, but a legacy, an extraordinary lifestyle, and a profound connection to the unparalleled beauty of the Ariège countryside. This is more than a sale; it is an invitation to write the next chapter in the history of a remarkable French château.

### ABOUT THE AREA

Allières is a quaint, small commune nestled in the Ariège department in the Occitanie region of southwestern France. The village is situated within the picturesque setting of the French Pyrenees foothills. The commune is part of the historical area known as the Comté de Foix, and its tranquil, rural location makes it a typical example of a Pyrenean village. As of recent estimates, the population of Allières is very small, often numbering fewer than 100 inhabitants, reflecting its quiet, countryside charm.

The village of Allières, with its traditional architecture, is found in an area rich in natural and historical heritage. The surrounding landscape is dominated by rolling hills, forests, and streams that feed into the Arize river. The proximity to the Pyrénées Ariégeoises Natural Regional Park means outdoor activities



like hiking, mountain biking, and exploring the natural beauty are popular pastimes for both residents and visitors. Notable local landmarks in the commune include a 19th-century church and the private Château de Moncreu.

Visitors to Allières and the wider Ariège department can explore a wealth of history, particularly sites related to the Cathar era. Nearby attractions include the impressive Château de Foix, a well-preserved medieval castle on a rocky spur, and the fascinating prehistoric site of the Grotte du Mas d'Azil, a huge cave that a road runs straight through. Other notable points of interest nearby are the medieval bastide town of Mirepoix and the beautifully situated village of Saint-Lizier, classified as one of the most beautiful villages in France.

For international travelers wishing to visit Allières in the Ariège region, the Toulouse-Blagnac Airport (TLS) is typically considered the nearest major airport, generally being just over an hour's drive away. Another viable option is Carcassonne Airport (CCF), which is also located just over an hour from the area and often serves as a good gateway for budget airlines. These airports offer the most convenient air access, followed by other options like Lourdes/Tarbes, Béziers, or Perpignan, which are slightly further afield.

#### MAiN FEATURES:

- \* 775m<sup>2</sup> of living space
- \* 37000m<sup>2</sup> plot
- \* 12 Bedrooms
- \* 6 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 France
- \* Many excellent sports facilities, walking and cycling areas nearby
- \* Rental Potential through Airbnb and Booking.com

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#### **Общие**

Спальни:	12
Ванные комнаты:	6
Готовые кв.м.:	775 кв м
Площадь участка:	37000 кв м

#### **Lease terms**

Date Available:

#### **Contact information**



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