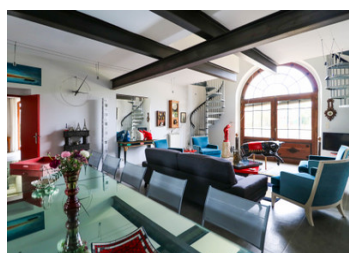


**RARE - Elegant architect-designed house in the countryside with spa and pool in protected Camargue near Arles.**



## INFORMATION

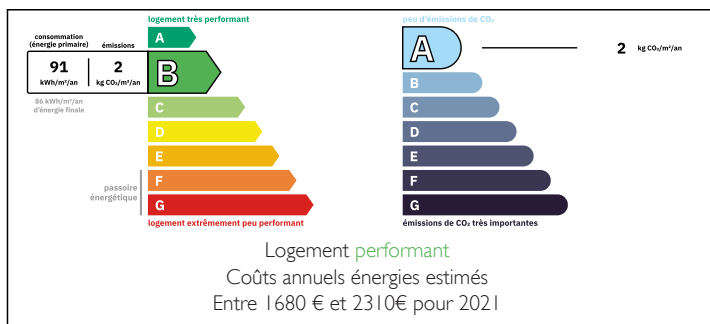
Town:	Arles
Department:	Bouches-du-Rhône
Bed:	9
Bath:	8
Floor:	337 m2
Plot Size:	37700 m2



## IN BRIEF

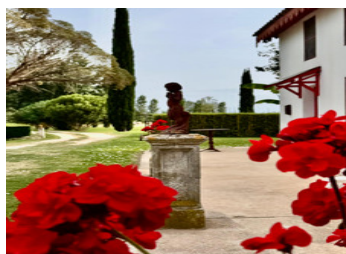
This rare property is set in the heart of the Camargue, a Grand Site de France since 2014, offering both environmental beauty and proximity to cultural hubs. Just 15 minutes from Arles — globally known for its contemporary art scene, historic architecture, and the renowned Luma Foundation — and 20 minutes from the TGV stations of Nîmes and Avignon. Within one hour of Marseille and Montpellier, both with international airports, and 40 minutes from the Mediterranean beaches or 3,5h from Paris. The peaceful location provides both privacy and accessibility to major cultural and natural attractions in southern France.

## 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: 3700 EUR**

**Taxe habitation: EUR**

## NOTES

## DESCRIPTION

The Property:

- Total land of approx. 3.7 hectares with automatic irrigation
- Suitable for organic farming (cereals or olives)
- Landscaped 1-hectare French garden with ornamental basins
- Private access to the Rhône River
- Approved helipad on the grounds
- Architectural gem from the late 19th century

Main House (approx. 350 m<sup>2</sup> on two levels):

- Designed by architect Chabert (Château d'Avignon)
- Fully restored and tasteful décor
- South and southwest orientation for optimal sunlight

Ground Floor:

- 3 connecting salons/dining rooms
- 3 adaptable kitchens
- 1 bedroom with en-suite shower room
- 1 separate WC

First Floor:

- 8 bedrooms in total
- 1 suite with private terrace and office space
- 4 full bathrooms
- 3 shower rooms
- 8 toilets in total

Independent Wellness & Leisure Areas:

- Detached spa with historic Roman marble bathtub
- Petanque court
- Outdoor shelter and relaxation space

Technical and Service Areas:

- Garage
- Pool house and technical rooms
- Service and utility building
- Recently installed wood-chip boiler for eco-friendly heating

Additional Features:

- Some furnishings may be included in the sale
- Air-conditioning throughout
- No visual or noise pollution