LEGGETT INTERNATIONAL REAL ESTATE & Hamptons INTERNATIONAL



RARE - ELEGANT ARCHITECT-DESIGNED HOUSE IN THE COUNTRYSIDE WITH SPA AND POOL IN PROTECTED CAMARGUE NEAR ARLES.

www.leggettprestige.com LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE,
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PROPERTY FACT FILE

REFERENCE	A37319RSI30
PRICE	€ 1,390,000 £ 0* *agency fees to be paid by the seller
BEDROOM	9
BATHROOM	8
ACCOMMODATION	337 m²
LAND	37700 m²
TOWN	Arles
DEPARTMENT	
LOCATION	Village property
TYPE	
CONDITION	
FEATURES	Swimming Pool, Private drainage, Garage

*Price based on current exchange rate which is subject to change



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- Renovated 19th-century Mas
- 3.7 ha estate with private helipad
- Independent guest areas and spa
- Close to Arles, Nîmes TGV, and beaches
- Easy to rent out

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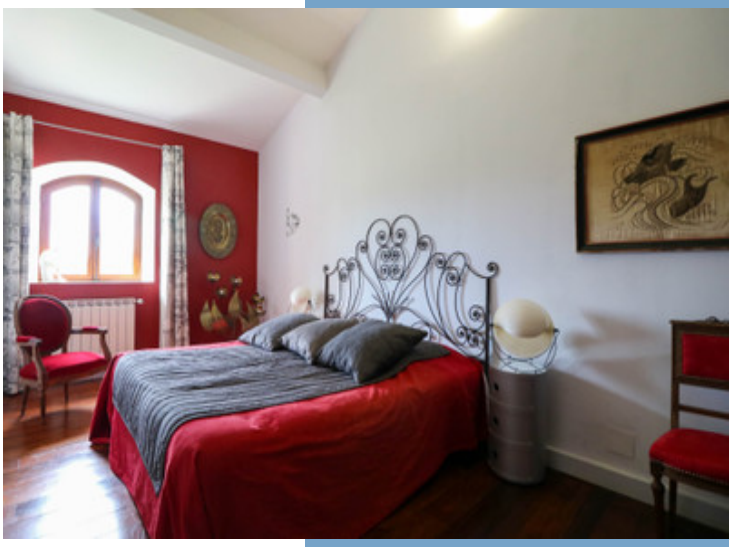
This rare property is set in the heart of the Camargue, a Grand Site de France since 2014, offering both environmental beauty and proximity to cultural hubs. Just 15 minutes from Arles — globally known for its contemporary art scene, historic architecture, and the renowned Luma Foundation — and 20 minutes from the TGV stations of Nîmes and

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 m² 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

More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A37319RSI30

COMPLETE FILE AND PHOTO ON REQUEST

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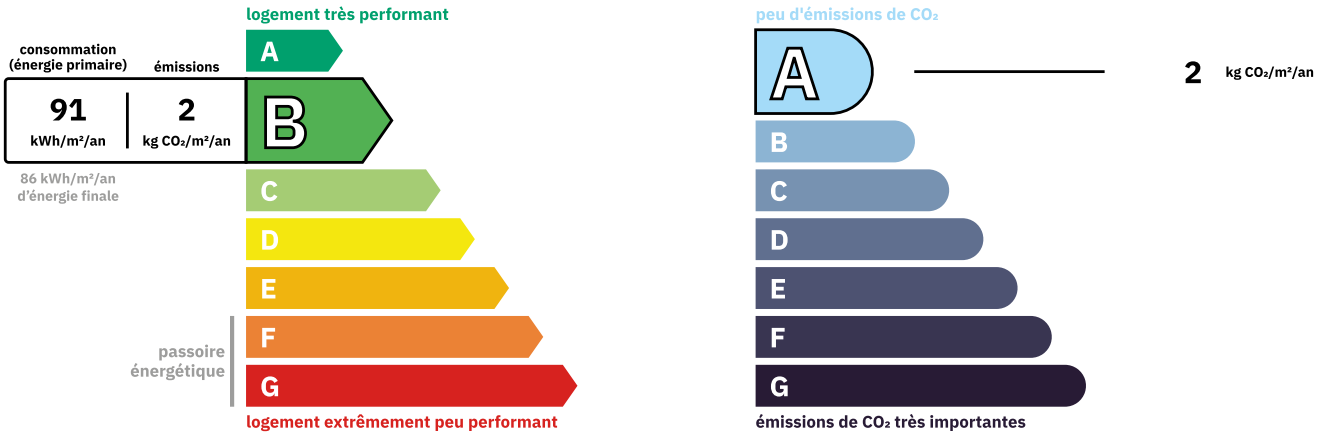
Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Efficient
Estimated annual energy costs
between 1680 € and 2310€ for 2021

NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchangerates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

CONTACT

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