



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

RARE - ELEGANT  
ARCHITECT-DESIGNED  
HOUSE IN THE  
COUNTRYSIDE WITH SPA  
AND POOL IN  
PROTECTED CAMARGUE  
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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 m <sup>2</sup>
LAND	37700 m <sup>2</sup>
TOWN	Arles
DEPARTMENT	
LOCATION	Village property
TYPE	
CONDITION	
FEATURES	Swimming Pool, Other Drainage, River Frontage
*Price based on current exchange rate which is subject to change	





- 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 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

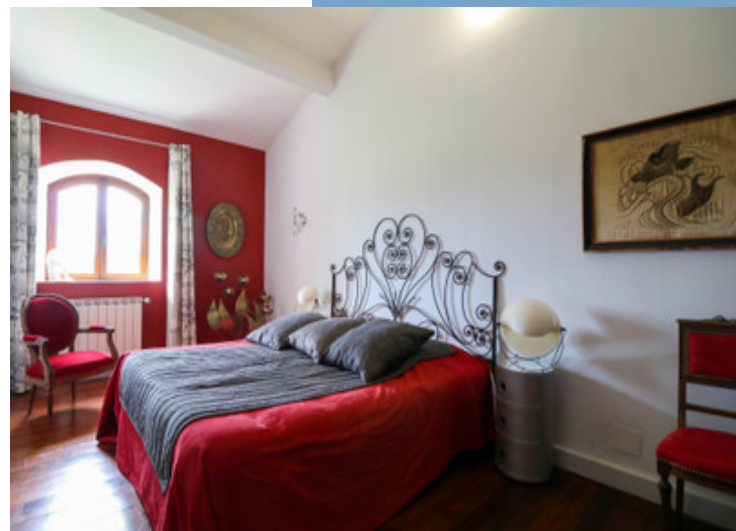
### Additional Features:

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

### More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A37319RSI30>

COMPLETE FILE AND PHOTO ON REQUEST

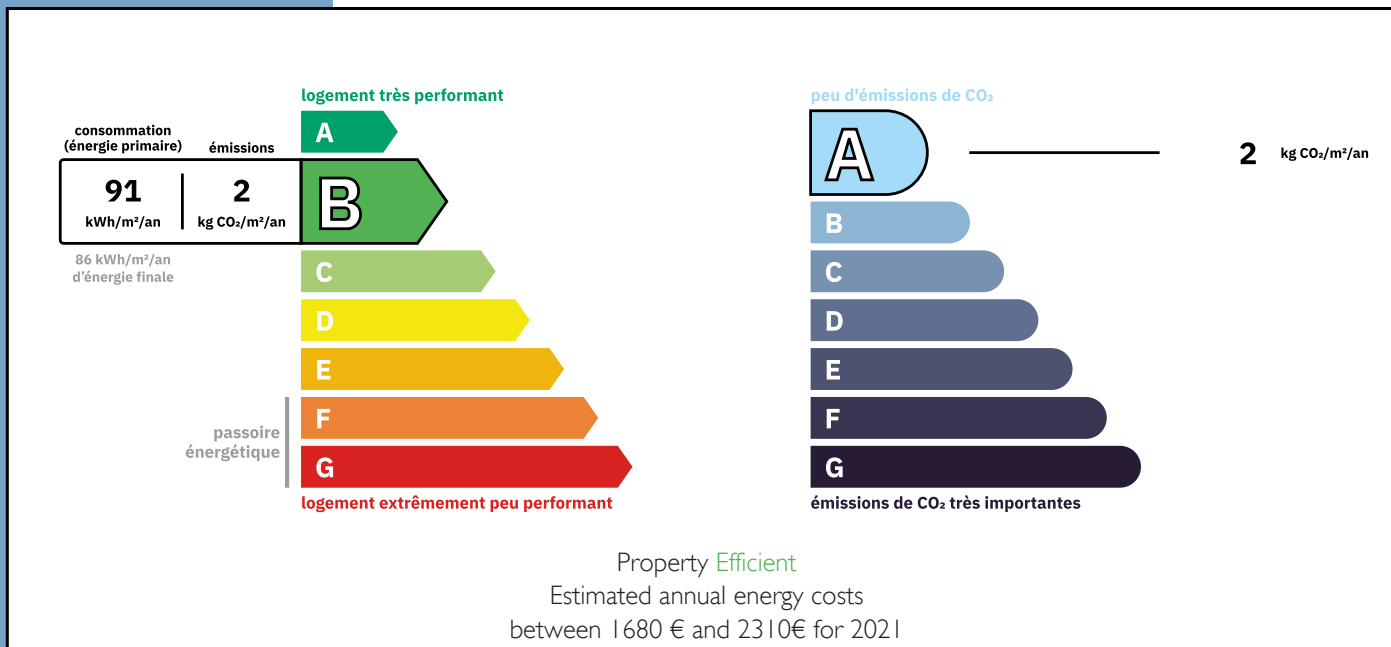


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Information about risks to which this property is exposed is available on the Géorisques website :  
<https://www.georisques.gouv.fr/>

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## ENERGIE-DPE



## NOTICE

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

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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

Réf : A37319RSI30  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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