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Prestigious Residence

Raphèle-lès-Arles , **Bouches-du-Rhône** , **Provence-Alpes-Cote-d'Azur**



€3,580,000

inc. of agency fees

6 Beds

870 sqm

10 ha

Between Camargue and the Alpilles – Just minutes from Arles and the Luma Foundation, in a peaceful and privileged setting, discover...

At a Glance

Reference MFH-EMV3971460

Near to Raphèle-lès-Arles

Price €3,580,000

Bed 6

Pool Yes

Hab.Space 870 sqm

Land 10 ha

Land Tax N/A

Property Description

Between Camargue and the Alpilles – Just minutes from Arles and the Luma Foundation, in a peaceful and privileged setting, discover an exceptional 18th-century estate set on nearly 10 hectares of agricultural land.

Ideally located near motorway access and local amenities, this majestic manor house immediately impresses with its elegant driveway lined with centuries-old plane trees and its commanding architecture.

Rich in history, the property has preserved the charm and nobility of its era while being perfectly suited to contemporary country living. Several outbuildings contribute to a coherent and harmonious ensemble, blending authenticity, functionality, and potential.

Once developed as an equestrian estate, this characterful residence has undergone a meticulous renovation that respects Provençal architecture. Today, the estate offers multiple possibilities: prestigious private residence, tourism-related business (holiday cottages, guesthouses, boutique hotel), or a large-scale equestrian project.

The property notably includes:

- * A manor house with approximately 870 m² of living space
- * A 120 m² caretaker's house
- * A 50 m² guest cottage
- * A 63 m² orangery
- * Stables, tack rooms, and garages totaling 215 m²
- * Equestrian facilities: riding arenas, lunging rings, etc.

Listed in the Local Urban Plan (PLU) of the city of Arles, the property lies in a zone designated for tourism development, enhancing the interest and viability of any commercial venture.

A rare opportunity, combining heritage, nature, and economic potential, at the heart of one of Southern France's most iconic regions.

Information about the risks this property is exposed to is available on the Géorisques website:

www.georisques.gouv.fr

Summary

Property type:	Farmhouse
Bedrooms:	6
Price	€3,580,000

Key Information

Year Built:	1850
Internal Area:	870 sqm
Land Area:	10 ha
Number of Fireplaces:	1
Property Features:	
• Swimming pool	
Swimming Pool?	Yes

Location: Provence-Alpes-Cote-d'Azur



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You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

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C. BAUER – Sunday Times

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