

**Price on request**

**Contact agency**

**Charming Houses**

38 Bd Mirabeau

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**For sale house**

**7 rooms**

**Surface : 217 m²**

**Year of construction : 1996**

**View : Jardin**

**Inner condition : excellent**

**External condition : exceptional**

**Features :**

POOL, double glazing, Automatic Watering,  
Laundry room, Automatic gate

4 bedroom

Document non contractuel



### House 1331 Arles

Arles – Within Walking Distance of the City Center Exceptional Contemporary Villa with Swimming Pool Just five minutes from Arles' historic center, nestled in a highly sought-after neighborhood, this contemporary 217 m² villa epitomizes a refined lifestyle, combining architectural elegance, utmost comfort, and privacy. Bathed in natural light thanks to its south-facing orientation, the property opens onto a meticulously landscaped garden featuring a salt-heated pool, a perfect spot for relaxation. The garden level reveals spacious interiors: a bright 34 m² living room, a 27 m² lounge opening onto the terraces, a fully equipped kitchen with clean lines, as well as a laundry room, pantry, and guest toilet. The layout offers seamless flow between indoor and outdoor spaces, ideal for entertaining. Upstairs, the sleeping area includes an elegant master suite with walk-in closet and shower room, two additional bedrooms, an office, a bathroom, and separate toilets, ensuring comfort and privacy for everyone. Top-of-the-line features complement this exceptional home: underfloor heating, air conditioning, water softener, double glazing, mosquito screens, intercom and video phone, automatic irrigation and lighting, private parking spaces, as well as a 4 x 4 heated pool. A rare address combining prestige, tranquility, and immediate proximity to the historic center—perfect as a primary or secondary luxury residence in Arles. Information about risks associated with this property is available at [www.georisques.gouv.fr](http://www.georisques.gouv.fr)

