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## House In The Heart Of The Camargue

**Saintes-Maries-de-la-Mer , Bouches-du-Rhône , Provence-Alpes-Cote-d'Azur**



**€1,350,000**

inc. of agency fees

**3 Beds      185.87 sqm      0.22 ha**

Just a stone's throw from the iconic village of Saintes-Maries-de-la-Mer, in the heart of the Camargue Natural Park, discover...

### At a Glance

**Reference** MFH-EMV85860959

**Bed** 3

**Land** 0.22 ha

**Near to** Saintes-Maries-de-la-Mer

**Pool** No

**Price** €1,350,000

**Hab.Space** 185.87 sqm

**Land Tax** N/A

### Property Description

Just a stone's throw from the iconic village of Saintes-Maries-de-la-Mer, in the heart of the Camargue Natural Park, discover this splendid villa where authenticity and serenity come together.

Built on a 2,150 m<sup>2</sup> plot with complete privacy, this 217 m<sup>2</sup> two-story property offers an exceptional living environment, perfectly in harmony with the surrounding nature.

The ground floor features a vast 68 m<sup>2</sup> living area with an open-plan kitchen, enhanced by a magnificent fireplace and large bay windows opening onto a charming patio and the outdoors. This level also includes a first bedroom with its own private covered terrace, a full bathroom (with both bathtub and shower), a spacious laundry room, and a bright veranda facing the garden.

Upstairs, two beautiful bedrooms await you, one of which has access to a superb panoramic terrace, along with an additional bathroom.

Bathed in natural light thanks to its ideal orientation, this villa is a constant invitation to experience the gentle way of life of the Camargue.

A truly unique place for lovers of authenticity, wide open spaces, and tradition.

Information about the risks to which this property is exposed is available on the Géorisques website:  
[www.georisques.gouv.fr](http://www.georisques.gouv.fr)

## Summary

Property type:	House
Bedrooms:	3
Price	€1,350,000

## Key Information

Internal Area:	185.87 sqm
Land Area:	0.22 ha
Property Features:	
•	Double pane windows

## Location: Provence-Alpes-Cote-d'Azur



## Gallery











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We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

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or email us at **bonjour@my-french-house.com**.

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## Buying French Property Just Got Easier...

The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

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.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

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my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

**C. BAUER – Sunday Times**

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

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