

PROVENCE - SIMIANE LA ROTONDE: Splendid tastefully renovated stone house with extensive garden.



INFORMATION

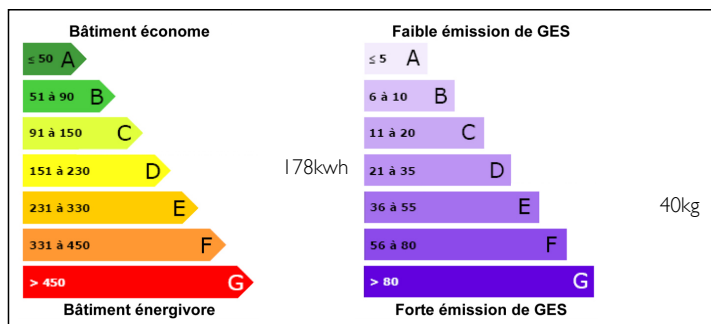
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|-------------|-------------------------|
| Town: | Simiane-la-Rotonde |
| Department: | Alpes-de-Haute-Provence |
| Bed: | 3 |
| Bath: | 2 |
| Floor: | 200 m2 |
| Plot Size: | 4504 m2 |

IN BRIEF

Check out this charming property near Simiane la Rotonde! This character-filled gem boasts 200 sqm of living space, offering a delightful blend of old-world charm and modern comforts. Step inside to discover three generously-sized living rooms and a well-appointed kitchen, perfect for creating culinary masterpieces. The property features three large bedrooms and two bathrooms, providing ample space for relaxation and privacy. Several terraces invite you to unwind outdoors while soaking in the breathtaking mountain views that surround you. The allure continues with rustic stone walls, exposed beams, and timberwood floors, adding a touch of history and warmth to the atmosphere. A garage and storage room provide convenient space. A noteworthy highlight of this enchanting estate is the old covered barn awaiting your creative touch, offering an exciting opportunity for renovation and expansion. It is a picturesque property in an idyllic location amidst lavender fields, close to Mont

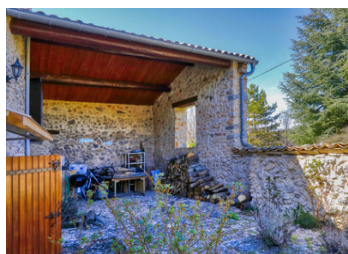


ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



DESCRIPTION

Located in the beautiful region of Provence-Alpes-Côte d'Azur, Simiane la Rotonde is a picturesque village renowned for its authentic charm and enchanting landscapes. Nestled in the heart of the Provencal hills, this medieval village offers a peaceful and preserved setting, perfect for relaxation and discovery.

The village has an excellent bakery, a grocery store, several restaurants, a school, a hairdresser, a post office and a town hall. A few kilometers away there is St.Christol with all shops, pharmacy, post office etc.

The closest towns are Apt (25 min) and Sault (15 min)

The TGV station of Avignon is at about 1.15 hours and the airport of Marseille at about 1.35 hours.

The surroundings of Simiane la Rotonde are really appealing. The region is famous for its breathtaking scenery, with rolling green hills, fragrant lavender fields, and a wide range of activities. Nature lovers can enjoy many outdoor activities, including hiking, cycling (Mont Ventoux, Montagne de Lure) mountain biking, speleology and climbing.

Nearby villages such as Sault, Banon, Forcalquier and Manosque also offer authentic Provencal charm and feature colorful weekly markets, lively festivals and delicious cuisine featuring local products.

The property has glassfiber internet.

Feel free to take a look at the virtual tour in the ad and/or contact me for more information. I will be delighted to show you this beautiful property.

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

LOCAL TAXES

Taxe foncière: 1000 EUR

NOTES