

SIMIANE LA ROTONDE, PROVENCE - Beautifully renovated village property with possibility for gallery or B&B

EXCLUSIVE



INFORMATION

Town:	Simiane-la-Rotonde
Department:	Alpes-de-Haute-Provence
Bed:	3
Bath:	2
Floor:	97.5 m2
Plot Size:	0 m2

IN BRIEF

In Simiane-la-Rotonde, voted the most beautiful village in the world, discover this charming three-level stone property dating from 1855, fully renovated with taste.

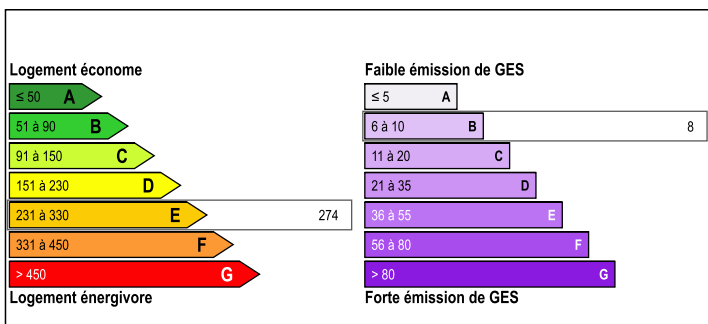
Entering on the garden level (first floor), a quiet courtyard leads to a spacious and bright living/dining room with a lovely kitchen island. This room, enhanced by a pellet stove, creates a cozy atmosphere in winter. You'll appreciate the ancient features like exposed beams, original tiles, and doors (on the street level).

On the street level, a former shop has been transformed into a charming bedroom with a sink and separate WC. This space could also be reverted to a shop, gallery, or guest room.

Upstairs, a bedroom with a dressing room, a space that can serve as an office or studio, and a bathroom

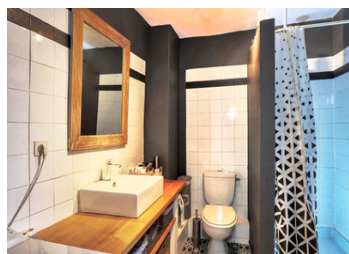


ENERGY - DPE



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.



LOCAL TAXES

Taxe foncière: 540 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Located in the Provence, just across the scenic Luberon valley, lies the medieval village of Simiane la Rotonde.

Perched on a mountain, the village of Simiane enchants with its picturesque surroundings and offers amenities such as a small supermarket, two restaurants, a town hall, a school, a hairdresser, a museum, a pottery, and a remarkable 11th-century castle with a unique round shape.

Immerse yourself in the local atmosphere as you visit the village's delightful bakery, boasting a lovely terrace where inhabitants gather to exchange the latest gossip.

Surrounding this idyllic village, abundant lavender fields invite you to indulge in hours of walking, cycling, or scenic drives.

For your shopping needs, the towns of Apt (20 km) and Banon (15 km) are within reach. The TGV station in Avignon and the Airport of Marseille are approximately 1.30 hours away.

Take a virtual tour, explore the floorplans, and feel free to contact me for further inquiries or to arrange a visit.

It will be my pleasure to show you this little gem!

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