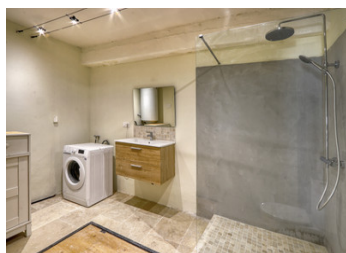
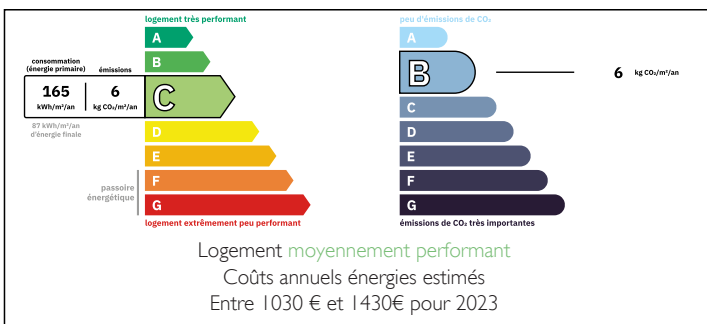


SIMIANE LA ROTONDE, PROVENCE - Fully renovated apartment with garden & business potential in historic village.

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Simiane-la-Rotonde
Department:	Alpes-de-Haute-Provence
Bed:	1
Bath:	1
Floor:	51 m ²
Outside Space:	43 m ²

IN BRIEF

Tucked away in a quiet street in the historic centre of Simiane-la-Rotonde, this beautifully renovated 51 m² apartment offers a peaceful setting in one of the most charming villages of Haute-Provence.

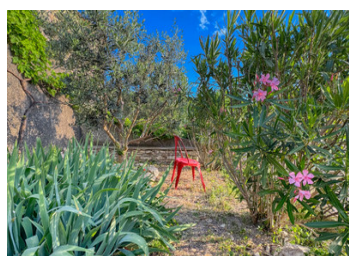
The main living space features an open-plan kitchen and a bright sitting room with two large French windows opening onto a private enclosed garden of 43 m². From here, you can enjoy beautiful views towards the Alps and the Montagne de Lure. To the rear of the apartment, a charming vaulted room provides a unique bedroom space. Travertine flooring has been laid throughout.

A spacious vaulted cellar with its own street access adds considerable flexibility. It could be used as a workshop, office, gallery, small shop or storage area.

In excellent condition and with an energy rating of C, this unusual property offers the rare combination

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

In Provence, just on the other side of the beautiful Luberon valley, lies the medieval village of Simiane-la-Rotonde.

Perched on the hills, it has kept its authentic charm and peaceful pace of life, surrounded by stunning natural scenery. The village offers the essentials for daily living: a small supermarket, two restaurants, a school, a hairdresser, the town hall, a museum, a pottery workshop, and its remarkable 11th-century castle.

Village life naturally revolves around the bakery, with its popular terrace where locals gather and take time to enjoy the moment.

Around the village, fields of lavender, rolling hills and quiet scenic roads invite you to walk, cycle, or simply enjoy the calm of Provence.

For more extensive shopping as well as for the typical Provençal weekly markets, the towns of Apt (20 km) and Banon (15 km) are within easy reach. Avignon TGV station and Marseille airport are both about 1h30 away.

Feel free to explore the virtual tour and floor plans, and don't hesitate to contact me for any further information or to arrange a viewing. I would be delighted to show you this little corner of Provence.

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