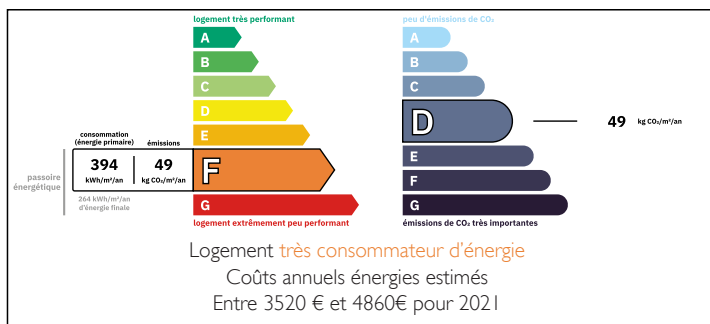


SIMIANE LA ROTONDE, PROVENCE - Beautiful historic property in a stunning village with garden and a gallery.



ENERGY - DPE



INFORMATION

Town:	Simiane-la-Rotonde
Department:	Alpes-de-Haute-Provence
Bed:	4
Bath:	2
Floor:	144 m2
Plot Size:	232 m2

IN BRIEF

If you adore the historic village of Simiane la Rotonde — and who wouldn't - then you'll fall in love with this property.

It was even dubbed "the most lovely village in the world" on social media in 2023.

At street level, it features beautifully crafted windows and shutters that open onto a bright, welcoming art gallery. This space can easily serve as a shop, workshop, office, or additional living area.

The rest of the house is impressively spacious: on the first floor, a living room with open kitchen, a shower room and wc; on the second, a bedroom, office, and bathroom with wc; and on the third and fourth floors, two more bedrooms, and a yogaroom.

The cherry on top? A stunning, sun-soaked garden — possibly the most lush and serene in the village — located just a short walk...

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: 850 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, called the Rotonde. A famous ancient music festival takes each year place in the Rotonde in the month of August and it hosts as well numerous art shows.

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>