

PROVENCE-SIMIANE LA ROTONDE Two lovely stonebuild houses with pool and plenty of land. Plenty of possibilities



INFORMATION

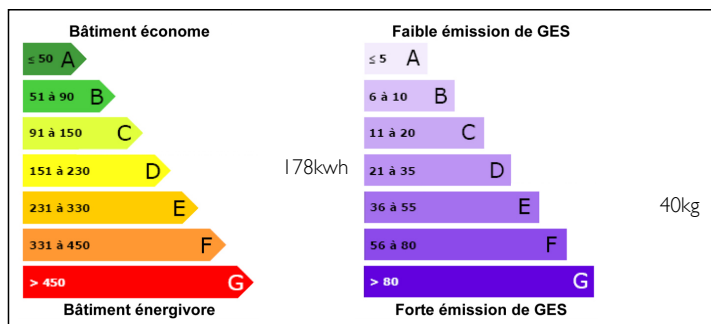
Town:	Simiane-la-Rotonde
Department:	Alpes-de-Haute-Provence
Bed:	6
Bath:	5
Floor:	495 m2
Plot Size:	26075 m2

IN BRIEF

Introducing an extraordinary opportunity to own two captivating properties on 2,6 ha of land, amidst lavenderfields near Simiane la Rotonde! The first property is a character-filled nicely renovated gem with 200 sqm of living space, offering three spacious living rooms, a well-appointed kitchen, and three large bedrooms, of which one can be turned into a studio. Rustic stone walls, exposed beams, and timberwood floors exude warmth and charm. Enjoy the breathtaking mountain views from multiple terraces. With a garage, storage room, and an old barn awaiting renovation, the possibilities are endless. The second property is a beautifully renovated sheepfold. It features old beams and stone walls. A Provencal kitchen, spacious bedrooms, and a tranquil atmosphere await. Complete with a large pool, three garages, and a tennis court to be renovated, these properties offer an idyllic lifestyle in a picturesque setting. Don't miss this unique opportunity to own two remarkable

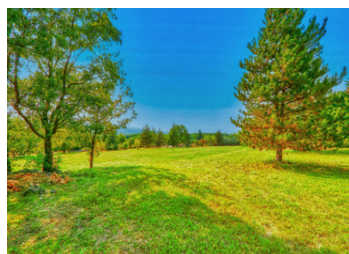


ENERGY - DPE



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: 4000 EUR

NOTES

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>