

SIMIANE LA ROTONDE, PROVENCE - A gem! Stunningly renovated sheepfold with a landscaped garden amidst nature.

EXCLUSIVE

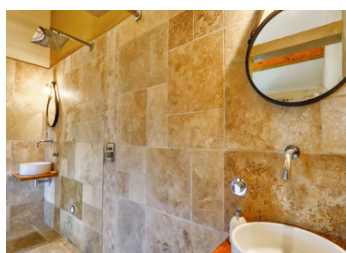
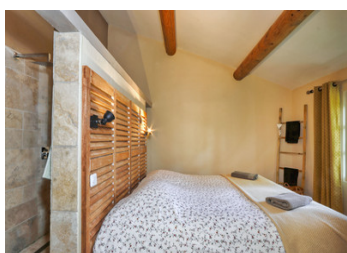
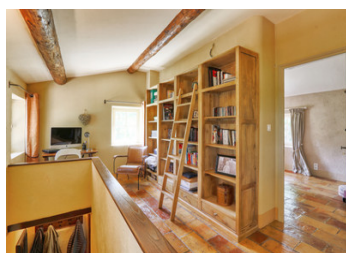


INFORMATION

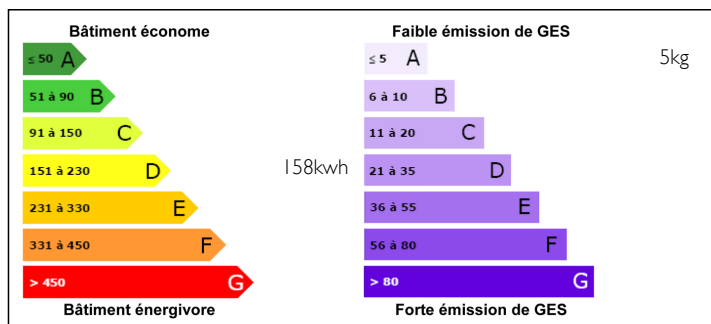
Town:	Simiane-la-Rotonde
Department:	Alpes-de-Haute-Provence
Bed:	3
Bath:	2
Floor:	170 m2
Plot Size:	1803 m2

IN BRIEF

Welcome to this exquisitely renovated old sheepfold nestled in a peaceful setting. Set amidst a breathtakingly landscaped garden of 1803 sqm, this property beckons with its two sun-drenched south-facing terraces and plenty nooks in the garden on the other side of the property. Inside, a charming dining room with a cozy woodstove and old tiles sets the ambiance. Adjacent, discover a bespoke fitted kitchen in vintage style, featuring a beautiful Lacanche stove for creating culinary delights. Admire the garden from the glass veranda or the spacious living room with bay windows on each side. A tranquil ensuite bedroom contains a brand new walk through double shower. Further a pantry and a separate toilet complete this floor. Ascend to the first floor, revealing an office, two very cozy bedrooms (one of it with a walk-in closet), a cupboard and a nice shower room with a toilet. The serene ambiance of...



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: 1066 EUR

NOTES

DESCRIPTION

Located in the Alpes de Hautes Provence, just across the scenic Luberon valley in Provence, rests this charming old sheepfold near the medieval village of Simiane la Rotonde.

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.

Perched on a mountain, the medieval 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.

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 captivating gem!

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