

Charming Provençal villa on the outskirts of the medieval village of Simiane La Rotonde surrounded by lavender



## INFORMATION

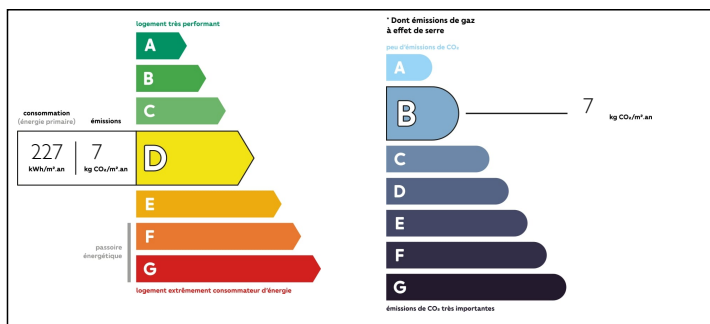
Town:	Simiane-la-Rotonde
Department:	Alpes-de-Haute-Provence
Bed:	3
Bath:	2
Floor:	110 m2
Plot Size:	720 m2



## IN BRIEF

You will be seduced by the location of this charming Occitan villa at the foot of the village of Simiane La Rotonde, a medieval village located on the lavender road, elected "village classé cité de caractère" in the Alpes de Haute Provence between Mount Ventoux, Mount of Lure and the Luberon. It is in fact considered one of the most beautiful villages in the world and is ranked twentieth. The property is only 9kms from the village of Banon, famous for its goat cheese, and 20 minutes from Apt with all commodities and 40 minutes from the town of Manosque, where there are all amenities and a recent hospital. The TGV station of Avignon and the airport of Marseille are 1h30 away.

## 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.



## DESCRIPTION

This villa built in 2010 and benefiting from the RT2005 thermal standards has the advantage of being on the ground floor and benefits from a pleasant garden with a beautiful covered wooden terrace where you can relax in a hammock and from which you can admire the magnificent view. The 50m<sup>2</sup> living room with open plan kitchen and fireplace offers a generous living space. The night side has the advantage of a bedroom with en suite bathroom and is completed by two other bedrooms, a bathroom and an independent toilet.

### General information

All the windows are double glazed and the electric radiators are inertia.

The house is connected to the fibre optic network and to the collective sewerage system.

The garden benefits from a automatic watering system.

A garage completes this property and the parking space can accommodate up to 3 vehicles.

-----

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

## LOCAL TAXES

**Taxe foncière: 1200 EUR**

## NOTES