

RUSTREL, Luberon. Charming spacious village house with activity room, cottage, lovely terrace and garage



INFORMATION

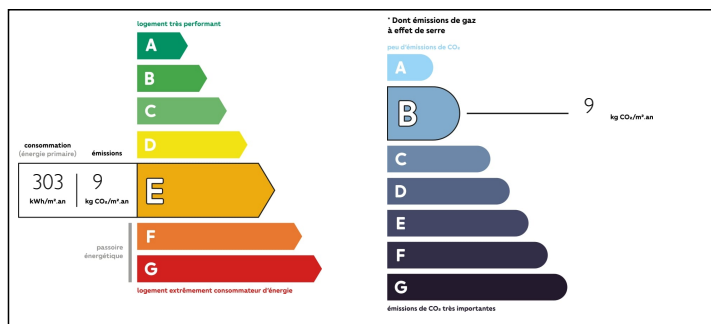
Town:	Rustrel
Department:	Vaucluse
Bed:	4
Bath:	3
Floor:	247 m2
Plot Size:	40 m2



IN BRIEF

In a quiet setting in the pretty village of Rustrel lies this lovely charming and spacious Provençal stone house. It has a large ochre coloured south-facing facade with blue shutters and Virginia creeper; on the inside a cosy living room with old beams and two fireplaces, a pleasant kitchen; on the first floor 3 bedrooms with high ceilings and a pretty bathroom. The house has a lot to offer: On the ground floor is a large meeting room of about 42 sqm with an independent access and its own shower room/wc. For sports, yoga, seminars, workshops, concerts etc! There is also a bright workshop of about 25 sqm. Because of its large window and its independent access one could imagine a commercial activity here. By an outside staircase one reaches a guest house of about 47 sqm, with a living area/kitchen and an en-suite bedroom. In front of the house is a spacious...

ENERGY - DPE



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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

- the roof of the cottage was completely redone in 2022
- the north-facing room has been insulated with hemp fibre panels
- the house and cottage have been painted with local materials (ochre)
- the main house has double-glazed windows throughout

Heating:

a very efficient wood burner in the living room with outlets upstairs
a recent (2017) pellet stove has been installed in the office with a hot air outlet in the yoga room
a few efficient electric radiators in the bedrooms to provide additional heat

The house and the cottage have both a water meter and an electric meter, making it easy to rent out the cottage all year round.

The house is connected to the mains drainage system.

Close to the shops and the post office, 200m from the municipal swimming pool (which has been renovated in 2021), close to the bus shelter (Sault/Apt).

Buses run several times a day from Apt to Avignon (central station and TGV station), and the bus station is a 10-minute drive from Rustrel.

By car:

The TGV of Avignon is at about 1h15 drive, the Marseille Airport at about 1h30 drive.

Please check out the virtual tour below, with the floorplans, or drop me an email to get them sent to you.

Rustrel is a charming old village in the heart of the Luberon where life is still very enjoyable.

At the property's doorstep there is a breathtaking nature where you could make beautiful walks in all

LOCAL TAXES

Taxe foncière: 1380 EUR

NOTES