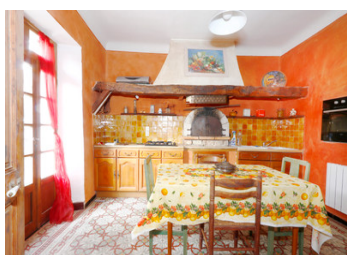


Spacious courtyard property in charming village. Huge potential to create an amazing house with a little TLC



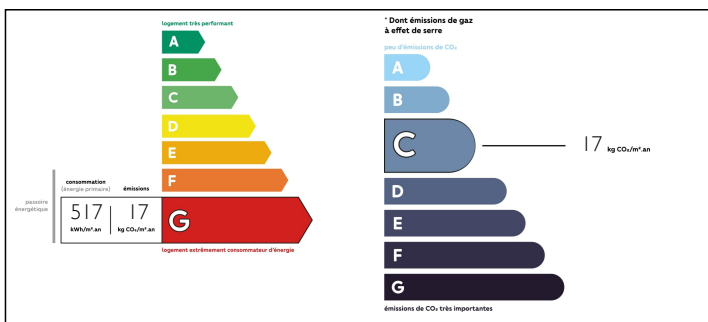
INFORMATION

Town:	Rustrel
Department:	Vaucluse
Bed:	6
Bath:	2
Floor:	200 m2
Plot Size:	213 m2

IN BRIEF

In the beautiful Provencal village of Rustrel, this very nice old house (approx. 1800) awaits you in a quiet setting. The large gate opens onto a spacious courtyard (about 60sqm) with terrace and pergola, and a cosy bbq corner where you can enjoy the Provencal summers. Through an old wooden door you enter the magnificent living room with a French ceiling, old stone walls and a beautiful fireplace. Next to it is a dining room, a fully equipped kitchen and a laundry room with toilet. On the first floor there is a large en suite bedroom with a bath, three bedrooms (of which one with a mezzanine), a toilet and a bathroom. On the top floor there are two spacious rooms. Behind the house there is a courtyard (about 50 sqm), which could be used as a second entrance, e.g. if you decide to start a hotel or B&B. The property needs...

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: 1200 EUR

NOTES

DESCRIPTION

Rustrel is a charming village of about 750 inhabitants located in the heart of the Provence where life is very pleasant.

The bakery a stone's throw away makes excellent bread, the grocery shop sells exquisite local cheeses and charcuterie, the terraces under the large plane trees are pleasant and the community life is lively.

There is a bakery/restaurant, a grocery shop, a post office, a school, a town hall, a brocante, a bistro, an auberge, a pizzeria and several galleries.

Nature is everywhere with lavender fields, forests as far as the eye can see, mountains and the famous Colorado de Rustrel, where the ochre cliffs will amaze you on every walk or bike ride with their incredible colours.

The town of Apt with its supermarkets, colleges, cinemas and restaurants is 10 km away.

The TGV from Avignon is about 1h15 drive away and the airport from Marseille is about 1h30 drive away.

Do not hesitate to ask me for more information. I will be happy to show you this charming property!

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