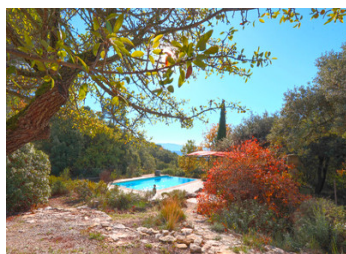
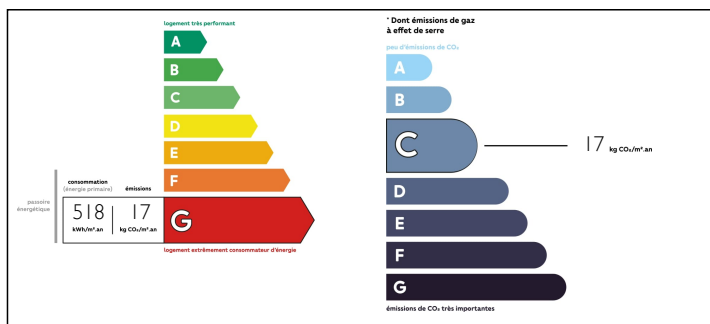


**LUBERON, RUSTREL - Your Provencal dream amidst nature charming stone built house with cottage and superb pool.**



## ENERGY - DPE



## INFORMATION

Town:	Rustrel
Department:	Vaucluse
Bed:	5
Bath:	3
Floor:	168 m2
Plot Size:	5286 m2

## IN BRIEF

RUSTREL - Don't look any further, you've just found your dream house in Provence! This old renovated two-storey farmhouse with a separate guest house has everything you need. It has been renovated in an authentic style with old materials such as old stones, beams, old tiles, blue shutters, several forged iron pergolas, and plenty of shady or sunny terraces around the house. In the main house you will find a living room with stove, a kitchen / dining room and a large bedroom with shower room and toilet. It is therefore possible to live on the ground floor. On the first floor there are three bedrooms and a bathroom with toilet. The guest house was built in 1998 and is linked to the house by 2 patios. It has a pretty bedroom with shower room and toilet. Downstairs there is a workshop and a laundry room, which could be transferred into a...

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: 1370 EUR**

## NOTES

## DESCRIPTION

This house has so much to offer that you will definitely like it, both for its charm and its comfort. Take a look at the virtual tour and the plans of the house to see for yourself. I will of course be happy to show it to you in person.

On the large sunny piece of land there is a vegetable garden and a wood shed but also dozens of nice olive trees and some fruit trees for your pleasure. The owners have been living here all year round for a long time, so the house is equipped for all seasons and has been very well maintained. Heating is by wood and electric radiators. Don't think that you're remote: there is optical fibre for high-speed internet. The septic tank is from 2015.

This property is located only 5 minutes drive from the village in a secluded valley surrounded by nature. In Rustrel, a lovely Provençal village of about 700 inhabitants, you find a very good bakery, a grocery shop with excellent local products, an auberge, a bistrot, a pizzeria, several terraces under plane trees, a brocante and a few galleries, a school, a post office, a pitch for jeu de boule and the Mairie (town hall) in a beautiful castle.

It is a pleasant village with an open and international social life.

Rustrel is known for its ochre quarries, its abundant nature and the lavender fields that surround it. It is a beautiful walk from the house to the village...