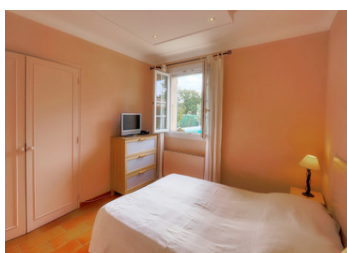
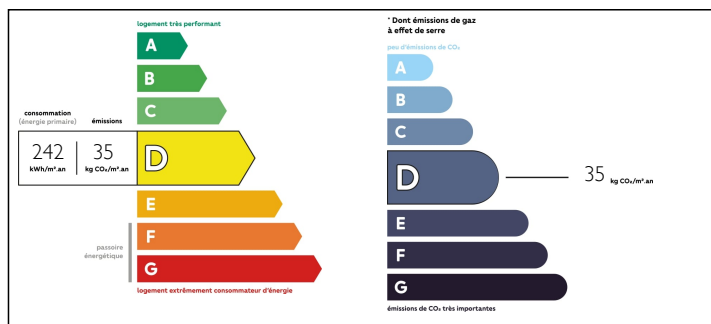


RUSTREL, LUBERON- Your Provençal dream property in a quiet setting, with 6 beds, 3 baths, pool and nice garden

EXCLUSIVE



ENERGY - DPE



INFORMATION

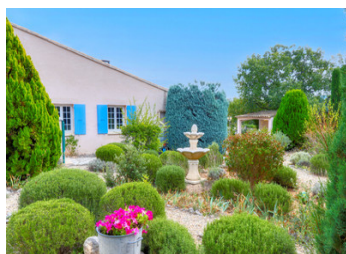
Town:	Rustrel
Department:	Vaucluse
Bed:	6
Bath:	3
Floor:	153 m2
Plot Size:	2225 m2

IN BRIEF

In the picturesque village of Rustrel, at the heart of Provence, we've uncovered a charming property for you. The spacious and cozy living room boasts rustic features like old wooden beams, charming tiles, and a cozy fireplace. Both the living room and the master bedroom offer access to delightful terraces overlooking the pool. In an adjacent wing, three bedrooms share a bathroom with a sink, shower, and WC. Additionally, there's a master bedroom with an en-suite bathroom. The well-appointed kitchen seamlessly connects to a pantry, providing ample storage space. Outdoor stairs lead to the upper apartment, featuring an office, a bedroom, and a bathroom. This area can serve as a separate space for hosting friends, seasonal rentals, functioning as an office, or a hobby area. The property sits on a generous 2225 sqm plot, with a beautifully landscaped garden, a spacious swimming pool (12x5 m), breathtaking mountain views, a boules pitch, a garage,...

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: 1300 EUR

NOTES

DESCRIPTION

Rustrel is a charming village with approximately 750 inhabitants nestled in the heart of the Luberon, offering an exceptional quality of life. The local bakery provides excellent bread, the grocery store offers a selection of cheeses and charcuterie, and the shaded terraces under the large plane trees create a friendly atmosphere enlivened by the village's vibrant community life.

In addition to amenities such as the bakery/restaurant, grocery store, post office, nursery and primary school, town hall, bistro, auberge and pizzeria, Rustrel also boasts workshops and galleries that enrich the local artistic scene.

Nature takes center stage in this region, with lavender fields, expansive forests, the majestic mountain backdrop, and breathtaking ochre cliffs of the Colorado de Rustrel, that captivate with their incredible colors during every stroll.

For those seeking more services, the town of Apt, just 10 km away, offers a comprehensive range of shops, secondary schools, cinemas, and restaurants. Additionally, the Avignon TGV station is approximately a 1-hour and 15-minute drive away, while Marseille Airport is about a 1-hour and 30-minute drive.

Feel free to contact me for additional information. I would be delighted to show you this charming house and introduce you to the life in Rustrel!

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