LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A39227EKO84 Price: 280 000 EUR

agency fees to be paid by the seller

RUSTREL, LUBERON - Entirely renovated comfortable 3-beds village property with views







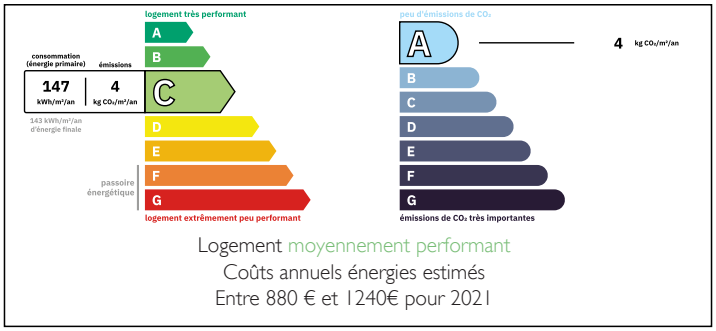








ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 880 € et 1240€ pour 2021

INFORMATION

Town:	Rustrel
Department:	Vaucluse
Bed:	3
Bath:	2
Floor:	110 m2
Plot Size:	0 m2

IN BRIEF

In the quiet and very charming Provençal village of Rustrel, this 1890 house was beautifully renovated in 2022 with great taste and high-quality materials. It combines charm, sleek design, and modern comfort. Beautiful views on the mountains!!

On the ground floor: a spacious hall that can also serve as an office, an en suite bedroom with shower room, a wc and a laundry room.
On the first floor: a bright living space with lounge and small balcony, dining room, and a superb fully equipped kitchen.
On the second floor: a cosy TV room and a large en suite bedroom with WC and shower room.
A vaulted cellar completes the property.

There is a possibility to acquire a garden of 150 m2, just a few metres away, constructible, for e.g. a terrace, swimming pool, garage, or workshop.
The house boasts an excellent energy rating (C)

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.

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LOCAL TAXES

Taxe foncière:	**500 EUR**

NOTES

DESCRIPTION

This beautiful home is located in the heart of a charming village of around 750 inhabitants in the Luberon, Provence—a place where life is still truly enjoyable.

The bakery is 1 minute walk away and is known for its excellent bread. The local grocery store offers a fine selection of cheeses and outstanding charcuterie. The village's terraces, brasseries, and restaurants under the shade of majestic plane trees create a warm and welcoming atmosphere. In summer, the weekly market brings the village to life, along with various events such as antique fairs and concerts.

You'll also find a post office, a nursery and primary school, a town hall, a bistro, an inn, a pizzeria, as well as potters and a few art galleries. Surrounded by nature, the village is set amid lavender fields, endless forests, and striking ochre cliffs. The nearby mountains offer breathtaking scenery with ever-changing colors.

The town of Apt, just 10 km away, offers a full range of shops, a high school, a middle school, a cinema, and restaurants. Every Saturday morning, its famous Provençal market fills the streets with vibrant colors and local flavors. Avignon's TGV station is about 1 hour 15 minutes by car, and Marseille airport is approximately 1 hour 30 minutes away.

Feel free to reach out for more information or to arrange a visit—I'd be delighted to show you this wonderful home!

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