LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A44298EKO84 Price: 458 000 EUR

agency fees to be paid by the seller

RUSTREL, PROVENCE - A gem! Charming renovated property with garden and pool, in the heart of a lovely village

EXCLUSIVE















INFORMATION

Town:	Rustrel
Department:	Vaucluse
Bed:	3
Bath:	1
Floor:	98 m2
Plot Size:	130 m2

IN BRIEF

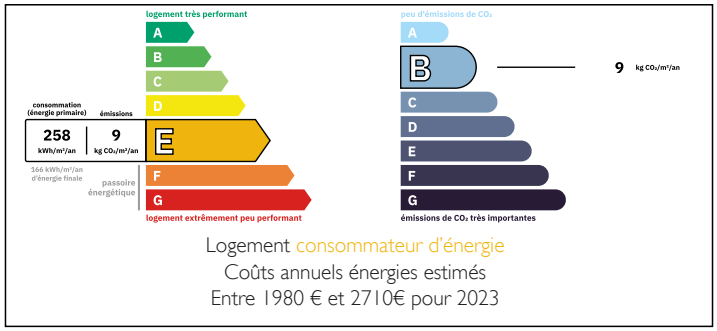
In the heart of the old village of Rustrel, adjoining the château and just steps from local shops, this beautiful and charming home perfectly combines authenticity with modern comfort.

The inviting living and dining area is full of character, featuring exposed beams, original cement tiles, and a traditional French ceiling. The open-plan kitchen and an adjoining room/office have both direct access to the garden and pool. A laundry room and separate wc complete this level.

Upstairs, you will find two bedrooms, one of which features a mezzanine, office and large bay window. The other is adjoining the bathroom (shower, bathtub, WC, and sink). A dressing area on the landing, filled with natural light thanks to roof windows, maximizes the available space.

The charming small pool in the jasmine-scented

ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 1980 € et 2710€ pour 2023

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:	**854 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