

RUSTREL, LUBERON - Beautifully renovated 4 bed property, lovely view. Garden, Splash pool and large garage

EXCLUSIVE



INFORMATION

Town:	Rustrel
Department:	Vaucluse
Bed:	4
Bath:	1
Floor:	120 m2
Plot Size:	571 m2

IN BRIEF

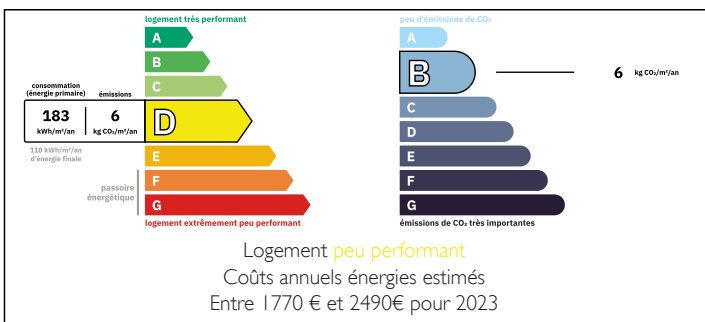
Set in a peaceful location in one of the Luberon's picturesque villages, this delightful village house, fully renovated in 2025, enjoys breathtaking views over the Colorado Provençal and the surrounding countryside.

Flooded with natural light, the south-facing living room opens onto a balcony, while the charming elevated veranda is the perfect place to relax and soak up the spectacular scenery. This floor also offers a fitted kitchen, three comfortable bedrooms and a bathroom.

The ground floor features a generous 50 m² garage with excellent potential. Part has already been converted into a fourth bedroom, while the remaining space could easily become a workshop, studio or hobby room.

Outside, the enclosed, mature garden offers several

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: 890 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>