

RUSTREL - In the centre of this typical Provençal village: spacious old commercial building with lots of character and land. In need of renovation.



INFORMATION

Town:	Rustrel
Department:	Vaucluse
Bed:	0
Bath:	1
Floor:	207 m2
Plot Size:	486 m2

IN BRIEF

In this authentic Luberon village there is this charming old commercial building waiting for you with 5 large rooms/workshops on the ground floor and 8 rooms upstairs. The roof has been recently refurbished and the rest of the building is in need of renovation. With its garden and outbuilding the property is ideally located in this village where more than 300.000 people a year come to visit the Colorado de Rustrel. Get your plans for a bed and breakfast, restaurant, bar, shop, workshop, gallery etc, make an appointment with me and let this unique old property seduce you with its potential. Check out the virtual tour (click at the button at the photo) and the floorplan for a better understanding.



ENERGY - DPE

DPE in progress.

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.



DESCRIPTION

Rustrel is an old village where it is still very pleasant to live, in the heart of the Parc Régional Naturel du Luberon. With its approximately 800 inhabitants it is a village that has developed more and more in recent years. You will find a primary school, a bakery, a grocery store, several restaurants, art workshops, a post office, a town hall, a municipal swimming pool, a campsite and many gîtes and B&Bs. Many artists have settled down from all over the world, to enjoy the beautiful light, the mild climate, to take advantage of the sun and to stroll in the abundant nature around the village, without the city being far away.

Apt is only 11 km away by road, with its hospital, colleges, supermarkets, cinema etc etc. The TGV is 1 hour away and in 1h15 we are at Marseille airport. Do not hesitate to make an appointment with me, it would be my pleasure to show you around.

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

LOCAL TAXES

Taxe foncière: 1500 EUR

Taxe habitation: EUR

NOTES