LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A13586 Price: 399 000 EUR

agency fees to be paid by the seller

RUSTREL, LUBERON - Spacious 4-bedroom single storey villa with large plot of land in a quiet location.















INFORMATION

Town:	Rustrel
Department:	Vaucluse
Bed:	4
Bath:	2
Floor:	195 m2
Plot Size:	4155 m2

IN BRIEF

In a quiet residential area of the village of Rustrel, this beautiful house built in 2001 is waiting for you, with its large volumes for the day time: a living room (30 sqm) with a nice height under the wooden beams, a beautiful adjoining Provencal kitchen (13 sqm), a dining room (28 sqm) with a mezzanine and a lovely veranda (15 sqm) which opens onto a terrace with a water basin. For the night part there are three bedrooms, a bathroom with shower, bath and two basins as well as a separate toilet. On the first floor you will find a fourth bedroom under the roof, with a shower room and toilet.

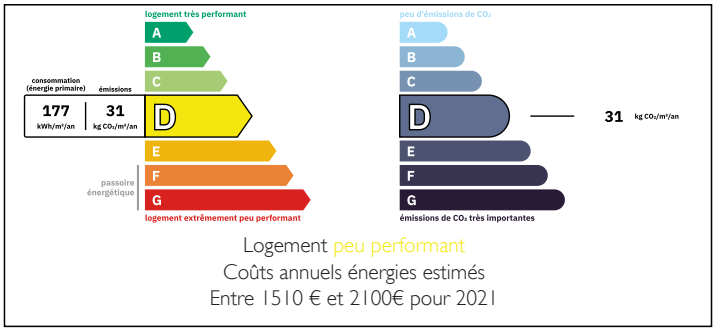
Then there is a laundry/boiler room, a large garage, an outside room and a garden shed.

The large plot of 4155m2 is fenced and planted with beautiful oak trees. The land is suitable for a swimming pool.

Ideal for a family, for a B&B project, for working from home or for a second home.

On this advert you will find a virtual visit with the plans of the property.

ENERGY - DPE



Logement peu performant

Coûts annuels énergies estimés

Entre 1510 € et 2100€ pour 2021

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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr

LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A13586 Price: 399 000 EUR

agency fees to be paid by the seller







LOCAL TAXES

Taxe foncière:	**1100 EUR**

NOTES

DESCRIPTION

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

The bakery 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