

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

EXCLUSIVE

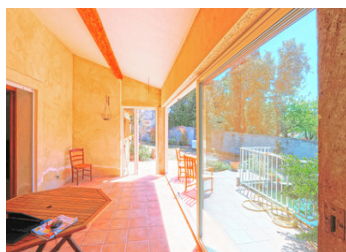


INFORMATION

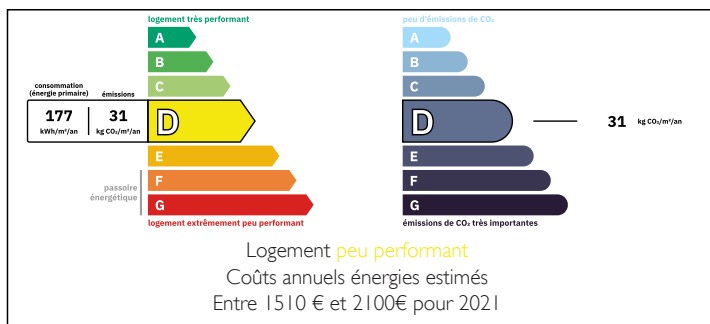
Town:	Rustrel
Department:	Vaucluse
Bed:	4
Bath:	2
Floor:	195 m2
Plot Size:	4155 m2

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...

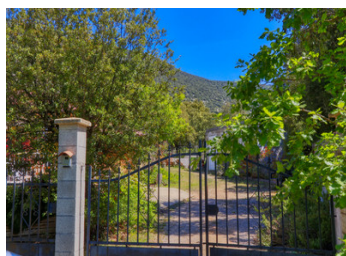
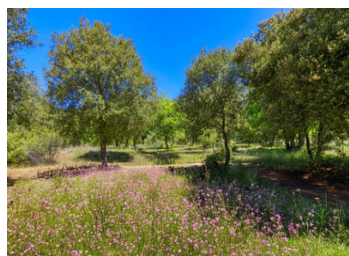


ENERGY - DPE



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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: 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>