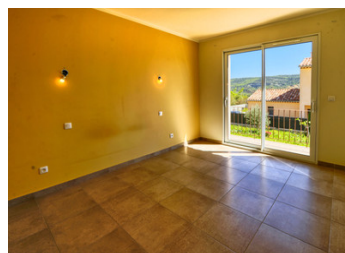


Beautiful new property, with office and lovely views in a quiet area. Separate yoga studio. Terrace & garden



INFORMATION

Town:	Rustrel
Department:	Vaucluse
Bed:	3
Bath:	3
Floor:	158 m ²
Plot Size:	940 m ²



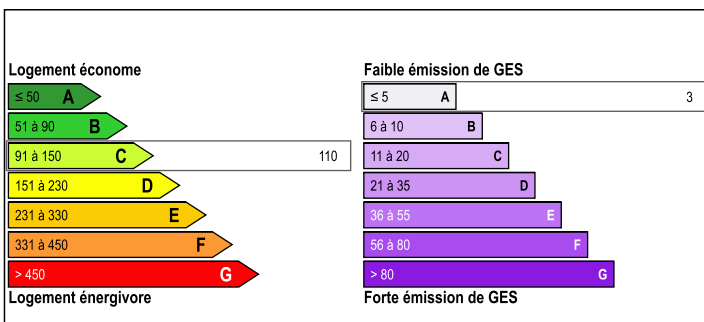
IN BRIEF

This charming home, built in 2018, is ready for you to move in without the need for renovations. It features a spacious living room, a lovely and fully equipped kitchen, a master bedroom with an attached bathroom, and 2 additional bedrooms + a big bathroom as well as an office.

The interior is both spacious and well-illuminated, thanks to its bay-windows that all open onto a south-facing terrace. A standout feature of this property is the addition of a splendid 42 m² room in 2020. This space can serve as e.g. yoga room or be transformed into a separate living area for your family or B&B accommodation, with its own entrance, bathroom, terrace, and all the necessary connections for a kitchen.

A garage is included, complete with a workshop and a convenient laundry room. The property is fully enclosed by...

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.



DESCRIPTION

The property complies with the Grenelle Environment 2012 standards, making it highly energy-efficient.

Rustrel is a charming village of about 750 inhabitants located in the heart of the Provence where life is very pleasant.

The bakery a stone's throw away makes excellent bread, the grocery shop sells exquisite local cheeses and charcuterie, the terraces under the large plane trees are pleasant and the community life is lively.

There is also a post office, a school, a town hall, a brocante, a bistro, an auberge, a pizzeria and several galleries.

Nature is everywhere with lavender fields, forests as far as the eye can see, mountains and the famous Colorado de Rustrel, where the ochre cliffs will amaze you on every walk or bike ride with their incredible colours.

The town of Apt with its supermarkets, colleges, cinemas and restaurants is 10 km away.

The TGV from Avignon is about 1h15 drive away and the airport from Marseille is about 1h30 drive away.

Do not hesitate to ask me for more information. I will be happy to show you this charming property!

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

LOCAL TAXES

Taxe foncière: 1100 EUR

Taxe habitation: EUR

NOTES