

**RUSTREL, LUBERON** - Spacious single-storey property with 4 beds, garden, double garage. Quiet, with views.

**EXCLUSIVE**



## INFORMATION

Town:	Rustrel
Department:	Vaucluse
Bed:	4
Bath:	1
Floor:	122 m <sup>2</sup>
Plot Size:	630 m <sup>2</sup>

## IN BRIEF

Check-out this magnificent single-storey property in the quiet village of Rustrel, offering 122 m<sup>2</sup> of living space on a south-facing fenced plot of 630 m<sup>2</sup>. Its spacious living room of 20 m<sup>2</sup>, dining room of 29 m<sup>2</sup>, and superb Provençal kitchen of 13 m<sup>2</sup> offer enough space to enjoy your family life. On the right wing of the property you will find 4 bedrooms, a beautiful shower room with shower and double sinks, as well as a separate toilet.

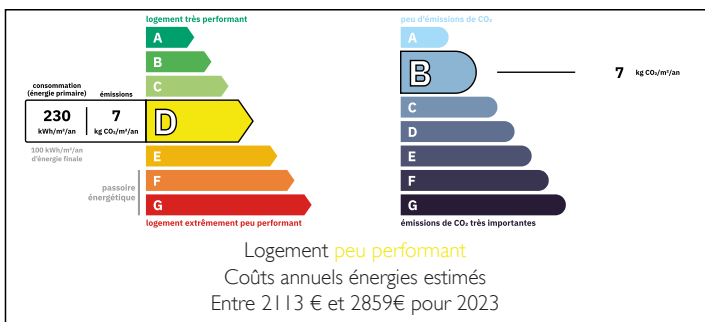
This recent quality construction, dating from 2003, is easy to live in. The house is built on a crawl space, with electric underfloor heating, heat pump, and double glazing.

For your comfort, there is a centralized vacuum system, and the garage door as well as the gate are automatic.

The peaceful environment offers superb views of the nature reserve of the Colorado Provençal,...



## 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

Rustrel is a charming village of about 750 inhabitants nestled in the heart of the Luberon Regional Natural Park, offering an exceptional quality of life. The local bakery offers excellent bread, the grocery store provides a selection of cheeses and charcuterie, and the shaded terraces under the large plane trees create a friendly atmosphere, enlivened by village life.

In addition to amenities such as the bakery/restaurant, grocery store, post office, nursery and primary school, town hall, bistro, inn, and pizzeria, Rustrel also boasts workshops and galleries that enrich the local artistic scene.

Nature prevails in this region, with lavender fields, endless forests, the majestic mountain backdrop, and the impressive ochre cliffs of Rustrel's Colorado captivating with every walk, offering a spectacle of incredible colors.

If you're looking for more services, the town of Apt, just 10 km away, offers a full range of shops, colleges, cinemas, and restaurants. Additionally, the Avignon TGV station is about a 1 hour and 15-minute drive away, while Marseille airport is about 1 hour and 30 minutes away.

Feel free to contact me for additional information. I would be delighted to show you this charming house and introduce you to life in Rustrel!

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

## LOCAL TAXES

**Taxe foncière:** 1000 EUR

**Taxe habitation:** EUR

## NOTES