

**RUSTREL, PROVENCE** - Spacious and comfortable 4-bed property with large garden and nice views. Single storey.

**EXCLUSIVE**



## INFORMATION

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

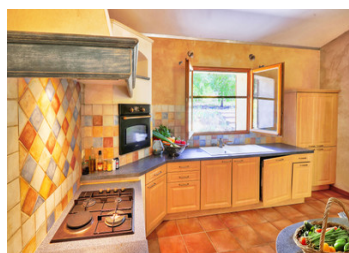
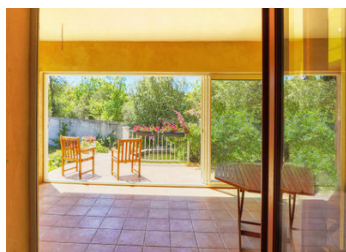
## IN BRIEF

In a very quiet residential area of Rustrel, with lovely mountainviews, this lovely property offers spacious rooms with a 43 sqm main living area that serves as a lounge and includes a beautiful Provençal-style American kitchen, a 28 sqm dining room with a mezzanine, and a charming bright veranda opening onto a south-facing terrace.

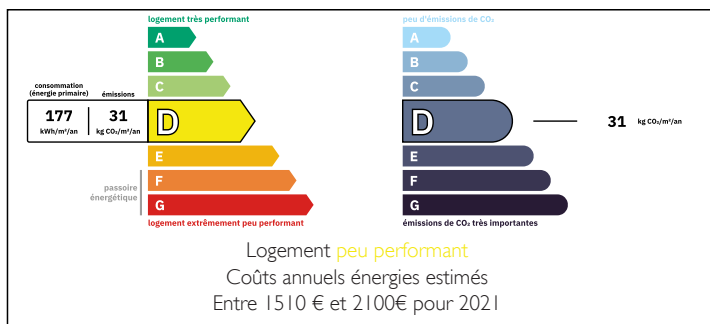
In the west wing are three bedrooms, a bathroom with a bathtub, shower, and double sinks, as well as a separate toilet. Upstairs, you will find a fourth bedroom in the attic with a showerroom and a toilet.

The property also includes an a large laundry room, a double garage that can be converted for rental purposes as well as a garden shed. The large 4,155 m<sup>2</sup> plot is fully fenced and planted with oak trees (think truffles...).

It is suitable for creating a swimming pool.

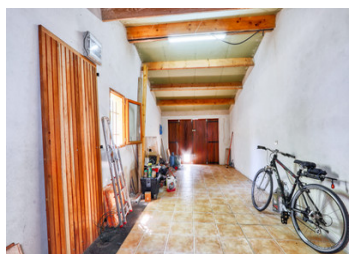


## ENERGY - DPE



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 small village with old houses and charming alleys, located in the Luberon Regional Natural Park, where life is still very pleasant.

There is an excellent bakery with a large terrace under the plane trees, a grocery store offering local specialties, three restaurants around the square, a pizzeria, a post office, a town hall, a primary school, and several galleries and antique shops.

Nature is omnipresent here, with the proximity of the Colorado Provençal and its ochre colors, perfect for beautiful walks on foot, by bike, on horseback, or by car. The landscapes in this part of Provence are breathtaking.

The charming town of Apt, with all its shops, schools, restaurants, cinema, and its magnificent Provençal market on Saturday mornings, is just 10 minutes away.

The Avignon TGV station is about 1 hour and 15 minutes away by car. Marseille airport is about 1 hour and 30 minutes away.

Additional features of the house:

Central heating with underfloor heating

Double glazing

Fireplace with insert

This house offers all modern comforts in an authentic and peaceful setting, ideal for enjoying the gentle Provençal lifestyle.

Please don't hesitate to ask me for more information and/or to arrange a virtual or in-person visit. I will be happy to show you this beautiful property.

## LOCAL TAXES

**Taxe foncière:** 1100 EUR

**Taxe habitation:** EUR

## NOTES