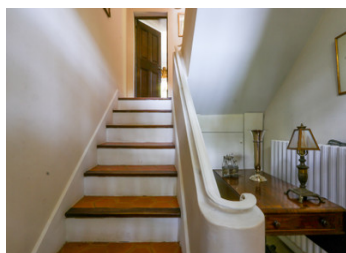
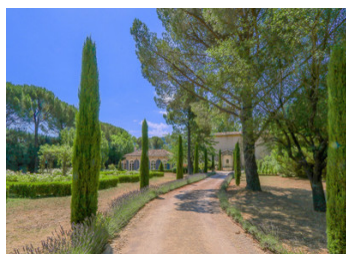


PARADISE IN THE LUBERON - Exceptional property of style, luxury, comfort, space and stunning surroundings.



INFORMATION

Town:	Rustrel
Department:	Vaucluse
Bed:	5
Bath:	5
Floor:	414 m2
Plot Size:	7871 m2

IN BRIEF

A majestic gate, a lovely lane of cypresses and a beautifully landscaped rose garden lead you to this exceptional bastide dating from 1790.

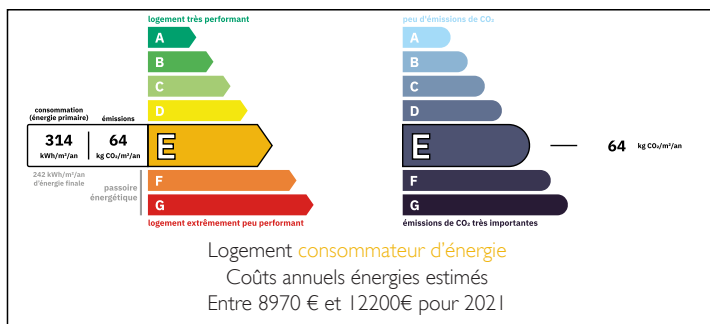
Since the year 2000 and onwards it has been entirely renovated and beautifully decorated.

The authentic part of the house contains on the ground floor a large drawing room, a study, a reading room and a dining room with American kitchen.

The first and second floors feature five spacious en-suite bedrooms with high-quality marble bathrooms. Each room overlooks a patio with a beautiful old plane tree.

A new wing is linked with a bright corridor to the main house. It contains a reception room in Orangerie style with stunning French doors, an own kitchen and WC.

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.



LOCAL TAXES

Taxe foncière: 4000 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

The spacious wine cellar is perfect for storing your wines to enjoy later with family and friends on one of the terraces.

For parking, there is a large carport and for events, a constructible large parking area is foreseen with a separate entrance!

This bastide was constructed around 1780 and served initially as a tavern where horses and their riders found their rest and leisure. During the French revolution it has even been a convent. Since the year 2000 and onwards it has been entirely renovated and beautifully decorated.

For years the four bedrooms en suite have served as a luxury bed & breakfast, but nowadays it is a private outstanding property with all sorts of features to make your life comfortable.

Ideal for a family home, a holiday home, a business, for organizing events etcetera, the possibilities are endless.

This welcoming house wraps around you like a warm blanket. Make an appointment to see how beautiful memories are made in this amazing place in the heart of Provence.

The typical Provençal village is closeby and the town of Apt is only 10 minutes drive away.

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

Please do not hesitate to get back to me for further inquiries or to book a visit.

I will be happy to show you this stunning property.

The living space is distributed as follows:

Ground floor:

In the newer part: an entrance hallway (17 m²), a