

RUSTREL, LUBERON - Stunning village property, entirely renovated, with 5 bedrooms, courtyard and pool.

## EXCLUSIVE



## INFORMATION

Town:	Rustrel
Department:	Vaucluse
Bed:	5
Bath:	5
Floor:	202 m2
Plot Size:	213 m2

## IN BRIEF

In the lovely Provençal village of Rustrel, this former head office of ochre traders from the 19th century combines charm, modern design and comfort. Completely renovated in 2024 with great taste, it offers spacious interiors, high-quality materials and a great energy rating (C).

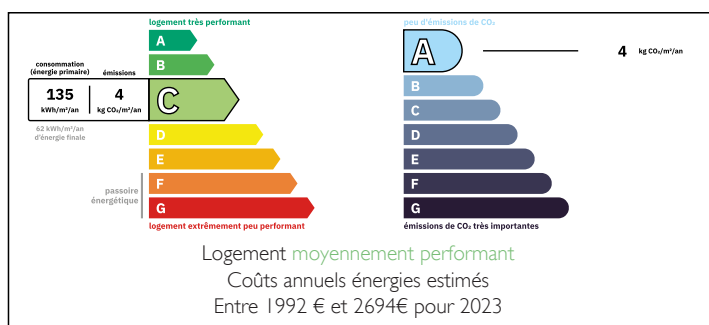
On the ground floor, a bright living room leads to a welcoming dining area and a fully equipped kitchen. A laundry room and a shower room with WC complete this level.

Upstairs, there are three en-suite bedrooms with WC, one featuring a mezzanine.

On the second floor, two additional bedrooms and a shower room with WC provide ample space to host family and friends.

Outside, a large sunlit courtyard at the front features a lovely pergola and a charming plunge pool (1.5 x 2.4 m) for cooling off. At the back, there is a private

## 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

With its five bedrooms and five bathrooms, this house is truly exceptional. Moreover, it is fully air-conditioned.

Regarding energy consumption, contrary to what the DPE suggests, the owners used only 5,100 kWh in 2024, for a total cost of €1,400.

This beautiful home is located in the heart of a charming village of around 750 inhabitants in the Luberon, Provence—a place where life is still truly enjoyable.

The bakery is just a short walk away and 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...

## LOCAL TAXES

Taxe foncière: 993 EUR

Taxe habitation: EUR

## NOTES