

## Rasteau, Provence – Elegant 18th century village home with stunning views, garden, walk to bakery



## INFORMATION

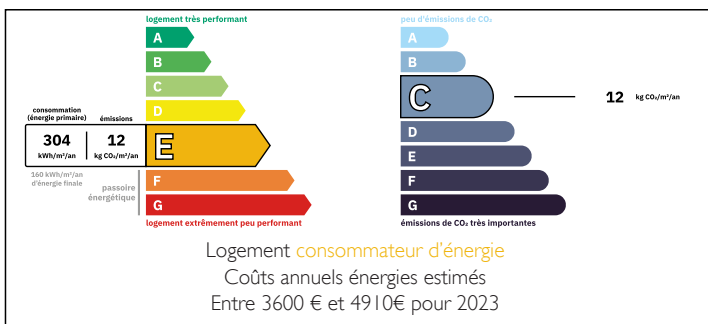
Town:	Rasteau
Department:	Vaucluse
Bed:	2
Bath:	2
Floor:	140 m <sup>2</sup>
Plot Size:	185 m <sup>2</sup>

## IN BRIEF

In the scenic village of Rasteau, at the heart of Provence's renowned Côtes du Rhône wine region, this beautifully maintained 18th-century stone home offers a rare combination of historic charm, spectacular views, and a truly authentic Provençal lifestyle.

Tucked away on a quiet lane in the heart of the village, this home combines charm and convenience. Perfect as a lock-and-leave holiday retreat, it offers two bedrooms, two bathrooms, and generous living spaces both inside and out—including a sunlit garden and a terrace with sweeping vistas over the iconic Mont Ventoux, the Dentelles de Montmirail, and nearby wine villages of Séguret, Sablet, and Gigondas..

## ENERGY - DPE



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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: 2172 EUR**

**Taxe habitation: EUR**

## NOTES

## DESCRIPTION

On the ground floor, you'll find a warm and welcoming living room with a traditional fireplace, perfect for relaxing evenings in cooler months. The adjoining Provençal kitchen is fully equipped and offers space for casual dining. A sun-filled landing provides an ideal nook for a home office or reading area, and there is also a WC on this level.

The first floor includes two spacious bedrooms, one of which has its own en suite shower room with WC. A second full bathroom with WC serves the other bedroom. The rooms are bright and peaceful, offering a restful retreat after a day of exploring the region.

On the top floor, a generous and sunny family room opens directly onto the terrace, where the views truly steal the show. Whether enjoying your morning coffee or a glass of chilled rosé at sunset, this is a space that invites you to slow down and savor Provence.

A cellar level below the home offers practical storage space and could be easily adapted for use as a wine cellar or atelier. The home is fitted with electric radiators and an electric water heater for year-round comfort.

Outside, across from the house, a small but private sunlit garden provides another perfect corner for al fresco dining or quiet moments under the Provençal sky. Next to the garden, is also an outside shed for storing garden tools and firewood.

Located just steps from the village bakery and local grocery store—which boasts an impressive selection of cheeses...