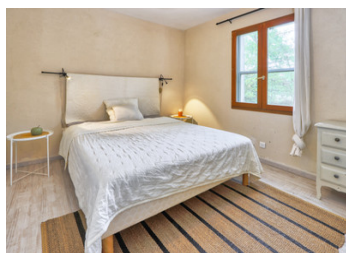


**RUSTREL, LUBERON – RARE FIND:** Beautiful single-storey home with garden, pool and guest chalet, amidst nature

EXCLUSIVE



## INFORMATION

Town:	Rustrel
Department:	Vaucluse
Bed:	4
Bath:	2
Floor:	114 m <sup>2</sup>
Plot Size:	974 m <sup>2</sup>

## IN BRIEF

If you dream of peace and nature, this house is made for you! Nestled in lush greenery with views over the Colorado Provençal, this charming single-storey home offers an idyllic lifestyle on a fully fenced plot of nearly 1000 m<sup>2</sup>.

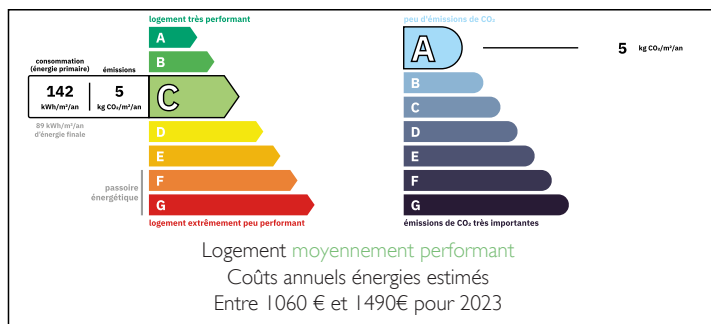
It features a bright, modern living room with open kitchen, one bathroom, one shower room, three bedrooms, a separate WC, utility room, and a garage. Bonus: an independent, insulated and electrified chalet – ideal as a home office or fourth bedroom!

Outside, enjoy a heated 7 x 3.5 m pool, a spacious garden with mature trees, multiple terraces and quiet corners to relax, a large gate, and even a working well.

Facing south, surrounded by nature, with hiking trails just steps away – perfect for holidays or peaceful year-round living.

A rare find in this sought-after part of the Luberon! Get in touch...

## 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 approximately 750 inhabitants, nestled in the heart of the Luberon Regional Natural Park, offering an exceptional quality of life. The local bakery offers delicious bread, the grocery store provides a tasty selection of cheeses and charcuterie, and the shaded terraces under the large plane trees create a welcoming atmosphere, enlivened by the rhythm of village life.

In addition to amenities such as the bakery/restaurant, grocery store, post office, kindergarten and primary school, town hall, antique shop, bistro, inn, and pizzeria, Rustrel is also home to artists' workshops and galleries that enrich the local cultural scene.

Nature reigns supreme in this region, with fields of lavender, vast forests, the majestic mountain backdrop, and the stunning ochre cliffs of the Colorado Provençal located just behind the village. These landscapes offer breathtaking colors and unforgettable walks. You can also recharge in the small basin or explore the vast forests on foot or by bike.

For more services, the town of Apt, located just 10 km away, offers a full range of shops, schools, cinemas, and restaurants. Additionally, Avignon's TGV station is about 1 hour and 15 minutes away by car, while Marseille airport is approximately 1 hour and 30 minutes away.

Feel free to contact me for further information or to arrange a visit. I would be delighted to show you this enchanting place!

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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

## NOTES