

## Live the Provençal Dream – Renovated Village Home with Views, Garage, Terrace, Walk to Shops & Café

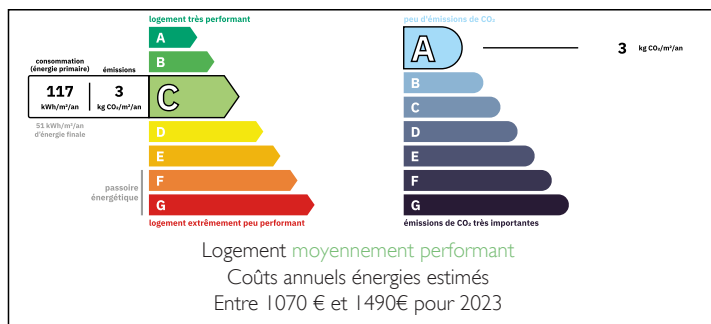


## INFORMATION

Town:	Rasteau
Department:	Vaucluse
Bed:	3
Bath:	1
Floor:	111 m2
Plot Size:	40 m2



## ENERGY - DPE



## IN BRIEF

In the scenic village of Rasteau, nestled in the heart of Provence's renowned Côtes du Rhône wine region, this beautifully renovated three-bedroom home blends Provençal charm with modern comfort—an ideal lock-and-leave holiday retreat.

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: 744 EUR

Taxe habitation: EUR

## NOTES

## DESCRIPTION

Spacious and filled with natural light thanks to its southeast orientation, the home offers generous indoor and outdoor living areas, perfect for relaxed entertaining or peaceful moments in the sun. From nearly every window, enjoy breathtaking panoramic views of the iconic Mont Ventoux and the Dentelles de Montmirail.

Ideally located within walking distance of the village bakery, small grocery store, restaurant, and local events, the property offers all the convenience of village life without sacrificing peace and privacy.

The home features three comfortable bedrooms, a full bathroom with both bath and shower, and a stylish open-plan living area combining kitchen, dining, and lounge. A private terrace and balcony extend the living space outdoors, while a large garage offers secure parking and additional storage.

Rasteau is not only picturesque but also practical, with a medical center, physical therapy clinic, and active community life. The village comes alive in summer with events hosted by local winemakers, including the popular Escapade des Gourmets in the spring and the Night of the Wine in August.

Surrounded by vineyards, olive groves, and a network of hiking and cycling trails, Rasteau is a paradise for lovers of nature and outdoors. And with Avignon's TGV station just an hour away and Marseille airport a 90-minute drive, the village is both serene and conveniently connected.

Rasteau is also just 15 minutes from both Vaison-la-Romaine and Orange, two of the region's most culturally rich towns, home to some of Provence's most famous Roman ruins, medieval landmarks, and world-class...