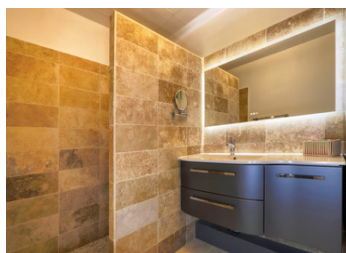


RUSTREL – PROVENCE : Renovated 2025, 120 m , 4 bedrooms, Colorado views, garden, 78 m garage & pool.

EXCLUSIVE



INFORMATION

Town:	Rustrel
Department:	Vaucluse
Bed:	4
Bath:	1
Floor:	120 m2
Plot Size:	571 m2

IN BRIEF

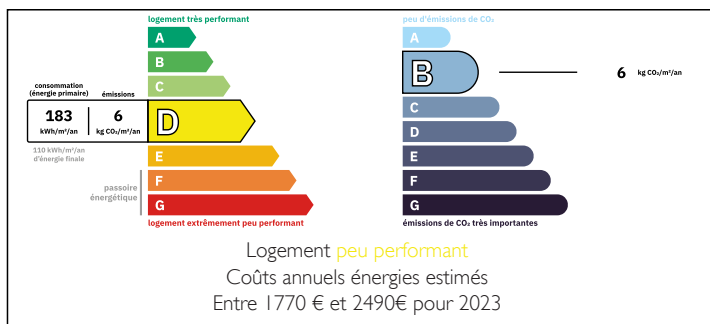
Fully renovated in 2025 and ready to move into, this beautiful village house enjoys stunning open views over the Colorado Provençal, a lovely garden and several terraces. Ideally located in the village, within easy reach of shops and amenities.

The complete 2025 renovation provides a modern, comfortable home with no work required.

The south-facing living room is filled with natural light through its large glazed openings and opens onto a balcony. An elevated veranda also offers wonderful panoramic views. The kitchen, three bedrooms and a bathroom complete this level.

On the ground floor, a spacious garage of approx. 50 m² and a workshop of 28 m² offer many possibilities. From the terrace you have access to a bright and independant 4th bedroom/ office.

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: 890 EUR

NOTES

DESCRIPTION

Rustrel is a charming village with approximately 750 inhabitants nestled in the heart of the Luberon, offering an exceptional quality of life. The local bakery provides excellent bread, the grocery store offers a selection of cheeses and charcuterie, and the shaded terraces under the large plane trees create a friendly atmosphere enlivened by the village's vibrant community life.

In addition to amenities such as the bakery/restaurant, grocery store, post office, nursery and primary school, town hall, bistro, auberge and pizzeria, Rustrel also boasts workshops and galleries that enrich the local artistic scene.

Nature takes center stage in this region, with lavender fields, expansive forests, the majestic mountain backdrop, and breathtaking ochre cliffs of the Colorado de Rustrel, that captivate with their incredible colors during every stroll.

For those seeking more services, the town of Apt, just 10 km away, offers a comprehensive range of shops, secondary schools, cinemas, and restaurants. Additionally, the Avignon TGV station is approximately a 1-hour and 15-minute drive away, while Marseille Airport is about a 1-hour and 30-minute drive.

Feel free to contact me for additional information. I would be delighted to show you this charming house and introduce you to the life in Rustrel!

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>