

RUSTREL, LUBERON - Charming property with garden, above-ground pool, and mountain views. Peaceful location.



INFORMATION

Town:	Rustrel
Department:	Vaucluse
Bed:	3
Bath:	2
Floor:	98 m ²
Plot Size:	321 m ²



IN BRIEF

Charming property in a quiet setting in the Provençal village of Rustrel, offering 94 m² of living space on a fenced 321 m² plot.

Its spacious 32 m² living/dining room and lovely kitchen create the perfect living area.

On the ground floor, there is an en-suite bedroom, while upstairs you'll find a study and a large bedroom, along with a beautiful bathroom with bathtub, basin, and WC. There's also a separate WC on the ground floor.

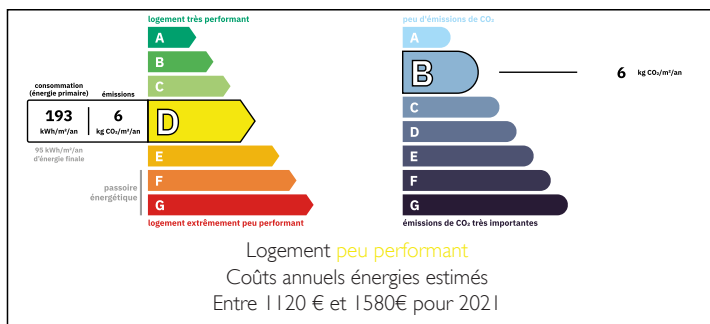
Outside, there is a lovely above-ground pool, a garden shed and a beautiful south-facing terrace.

This recent build is easy to live in, featuring a crawl space, pellet stove, heat pump, and double glazing. For added comfort, an automatic gate leads to the private parking space.

The peaceful environment offers stunning views of the Monts de Vaucluse, while being close to amenities.

This property offers excellent features and...

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: 900 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

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

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

Nature prevails in this region, with lavender fields, endless forests, the majestic mountain backdrop, and the impressive ochre cliffs of Rustrel's Colorado captivating with every walk, offering a spectacle of incredible colors.

If you're looking for more services, the town of Apt, just 10 km away, offers a full range of shops, colleges, cinemas, and restaurants. Additionally, the Avignon TGV station is about a 1 hour and 15-minute drive away, while Marseille airport is about 1 hour and 30 minutes away.

Please check out the virtual tour and feel free to contact me for additional information. I would be delighted to show you this charming house and introduce you to life in Rustrel!

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