

RUSTREL, PROVENCE - Lovely single storey property with a large garden with views on the nature of the Colorado



INFORMATION

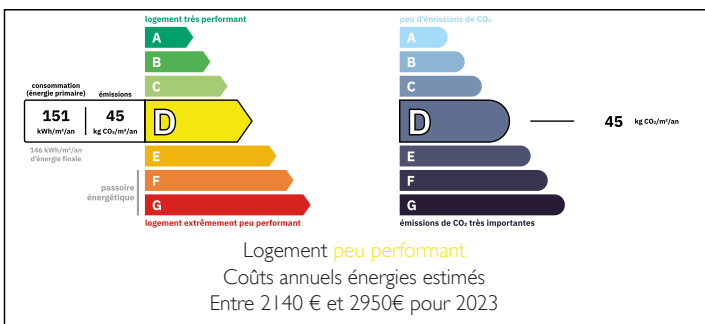
Town:	Rustrel
Department:	Vaucluse
Bed:	2
Bath:	1
Floor:	112 m ²
Plot Size:	1792 m ²



IN BRIEF

Charming single-storey villa offering 112 m² of living space, built in 1999, with a 22 m² garage, set on a superb 1,792 m² plot of land that is both buildable and suitable for a swimming pool, with lovely views over the Provençal Colorado. Facing due south, it stands out for its brightness and excellent condition. It features an entrance hall, a spacious living/dining room of 42.5 m², a separate kitchen of 12 m², two generous bedrooms (14.8 m² and 14.1 m²), a large bathroom (11.2 m²), and a laundry room. Built in traditional style (terracotta floors, wooden windows and shutters), it has an oil-fired boiler and is connected to mains drainage, water, and electricity. The garden is planted with trees and includes three underground water tanks with a total capacity of 15,000 litres — perfect for garden irrigation. Possibility to construct...

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

This beautiful home is located in the charming village of Rustrel, a village with around 750 inhabitants in the Luberon, Provence—a place where life is still truly enjoyable.

The bakery is closeby and is known for its excellent bread. The local grocery store offers a fine selection of cheeses and outstanding charcuterie. The village's terraces, brasseries, and restaurants under the shade of majestic plane trees create a warm and welcoming atmosphere. In summer, the weekly market brings the village to life, along with various events such as antique fairs and concerts.

You'll also find a post office, a nursery and primary school, a town hall, a bistro, an inn, a pizzeria, as well as potters and a few art galleries. Surrounded by nature, the village is set amid lavender fields, endless forests, and striking ochre cliffs. The nearby mountains offer breathtaking scenery with ever-changing colors.

The town of Apt, just 10 km away, offers a full range of shops, a high school, a middle school, a cinema, and restaurants. Every Saturday morning, its famous Provençal market fills the streets with vibrant colors and local flavors. Avignon's TGV station is about 1 hour 15 minutes by car, and Marseille airport is approximately 1 hour 30 minutes away.

Feel free to reach out for more information or to arrange a visit—I'd be delighted to show you this wonderful home!

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

LOCAL TAXES

Taxe foncière: 1034 EUR

Taxe habitation: EUR

NOTES