

**RUSTREL, LUBERON - Spacious 4-bedroom single storey villa with large plot of land in a quiet location.**

**EXCLUSIVE**



## INFORMATION

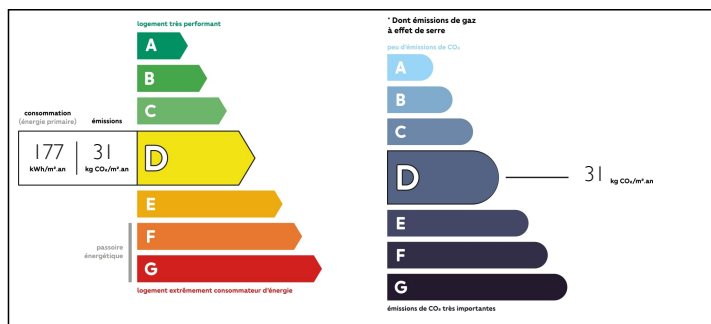
Town:	Rustrel
Department:	Vaucluse
Bed:	4
Bath:	2
Floor:	187 m2
Plot Size:	4155 m2

## IN BRIEF

In a quiet residential area of the village of Rustrel, this beautiful house built in 2001 is waiting for you, with its large volumes for the day time: a living room (30 sqm) with a nice height under the wooden beams, a beautiful adjoining Provencal kitchen (13 sqm), a dining room (28 sqm) with a mezzanine and a lovely veranda (15 sqm) which opens onto a terrace with a water basin. For the night part there are three bedrooms, a bathroom with shower, bath and two basins as well as a separate toilet. On the first floor you will find a fourth bedroom under the roof, with a shower room and toilet. Then there is a laundry/boiler room, a large garage, an outside room and a garden shed. The large plot of 4155m2 is fenced and planted with beautiful oak trees. The land is suitable for a swimming pool. Ideal for a family,...

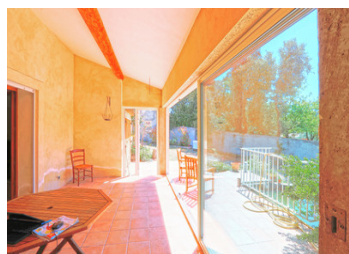


## ENERGY - DPE



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 small village in the Luberon where life is still very enjoyable.

There is a bakery, a grocery shop, three restaurants, a post office, a town hall, a school and some galleries/brocantes.

The nature of the colorful ochre colored mountains is omnipresent, not to forget the lavenderfields, and you can enjoy beautiful walks, bike rides, horseback riding and car rides in the breathtaking surroundings of Provence.

Apt, with all its shops, schools, restaurants, cinemas etc is 11 km away.

The TGV from Avignon is about 1h15 away.

Marseille airport is about 1h30 away.

Do not hesitate to ask me for more information and/or to ask for a virtual or real visit. I will be happy to show you the potential of this great property.

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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: 1100 EUR**

## NOTES