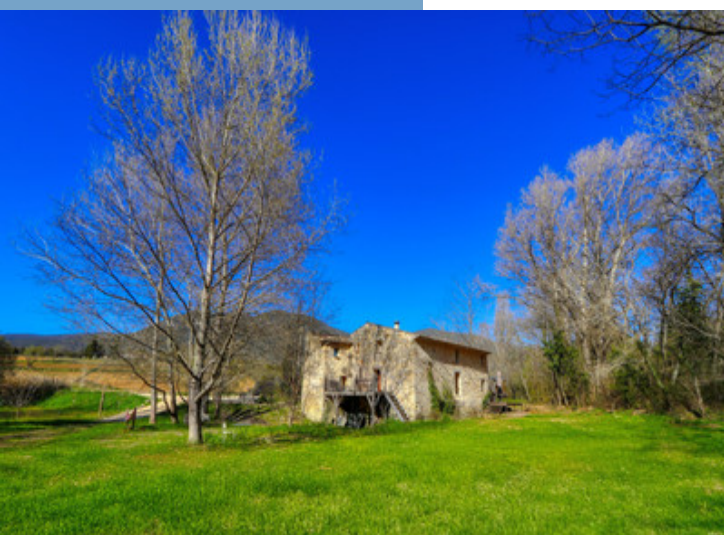




RUSTREL, LUBERON - LOVELY RENOVATED OLD STONE PROPERTY AMIDST NATURE, WITH VIEWS AND RENTAL POSSIBILITIES

RUSTREL, LUBERON -
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PROPERTY FACT FILE

REFERENCE	A33935EKO84
PRICE	€ 899,000 £ 0* *agency fees to be paid by the seller
BEDROOM	6
BATHROOM	5
ACCOMMODATION	168 m ²
LAND	8220 m ²
TOWN	Rustrel
DEPARTMENT	
LOCATION	Isolated
TYPE	Maison de Vacances, Bed and Breakfast, Mobile Home
CONDITION	Good condition
FEATURES	Swimming Pool, Mains Drains, River Frontage

*Price based on current exchange rate which is subject to change



- Lots of charm and old features
- Amidst nature with lovely splash pool
- Entirely renovated with high quality materials
- Cleverly organised for season rentals (sleeps 12)
- Is currently an up and running rental business

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Please check out this exceptional property.

Situated on a vast plot of land surrounded by nature and tranquility, yet only 2 minutes from the village, this historic stone building has been fully renovated and offers stunning views.

The main house, dating back to around 1820, is spread over two

DESCRIPTIF

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

In addition to amenities such as the bakery/restaurant, grocery store, post office, kindergarten and primary school, town hall, antique shop, bistro, inn, and pizzeria, Rustrel is also home to artists' workshops and galleries that enrich the local cultural scene.

Nature reigns supreme in this region, with fields of lavender, vast forests, the majestic mountain backdrop, and the stunning ochre cliffs of the Colorado Provençal located just behind the village. These landscapes offer breathtaking colors and unforgettable walks. You can also recharge in the small basin or explore the vast forests on foot or by bike.

For more services, the town of Apt, located just 10 km away, offers a full range of shops, schools, cinemas, and restaurants. Additionally, Avignon's TGV station is about 1 hour and 15 minutes away by car, while Marseille airport is approximately 1 hour and 30 minutes away.

Feel free to contact me for further information or to arrange a visit. I would be delighted to show you this enchanting place!

The layout is as follows:

Ground floor:

A living/dining room (40

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A33935EKO84>

COMPLETE FILE AND PHOTO ON REQUEST



LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE

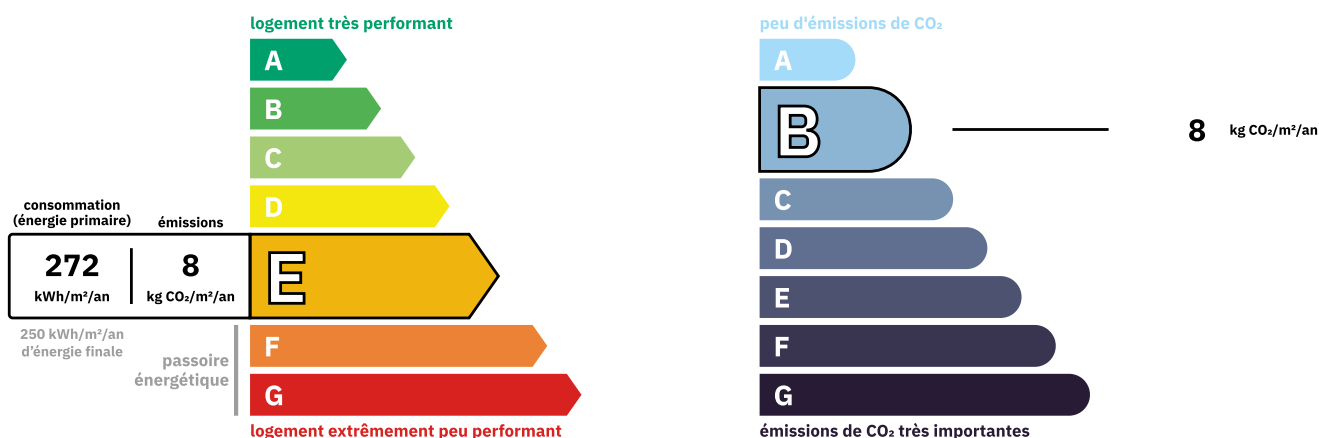
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ENERGIE-DPE

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



Property **Energy consuming**
Estimated annual energy costs
between 1690 € and 2320€ for 2023

NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchange rates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

CONTACT

Réf : A33935EKO84
FILE COMPLETE
AND PHOTOS
ON REQUEST

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