

RUSTREL, LUBERON - STUNNING VILLAGE PROPERTY, ENTIRELY RENOVATED, WITH 5 BEDROOMS, COURTYARD AND POOL.

www.leggettprestige.com LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE,
UK Freephone: 0870011515l Telephone: +33 553 608 488 E-mail: prestige@leggett.fr

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PROPERTY FACT FILE

REFERENCE	A35681EKO84
PRICE	€ 690,000 £ 0* *agency fees to be paid by the seller
BEDROOM	5
BATHROOM	5
ACCOMMODATION	202 m²
LAND	213 m²
TOWN	Rustrel
DEPARTMENT	
LOCATION	Village property
TYPE	Maison de Vacances, House, Family Home
CONDITION	Good condition
FEATURES	Swimming Pool, Mains Drains, Private parking

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

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- Recently renovated property of high standing
- 5 bedrooms, 5 baths, entirely air-conditioned
- Beautifully designed, integration of old elements
- Lovely sunny courtyard with plunge-pool
- Close to amenities; with private parking place

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In the lovely Provençal village of Rustrel, this former head office of ochre traders from the 19th century combines charm, modern design and comfort. Completely renovated in 2024 with great taste, it offers spacious interiors, high-quality materials and a great energy rating (C).



DESCRIPTION

With its five bedrooms and five bathrooms, this house is truly exceptional. Moreover, it is fully air-conditioned.

Regarding energy consumption, contrary to what the DPE suggests, the owners used only 5,100 kWh in 2024, for a total cost of €1,400.

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



The bakery is just a short walk away 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 hou...



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COMPLETE FILE AND PHOTO ON REQUEST

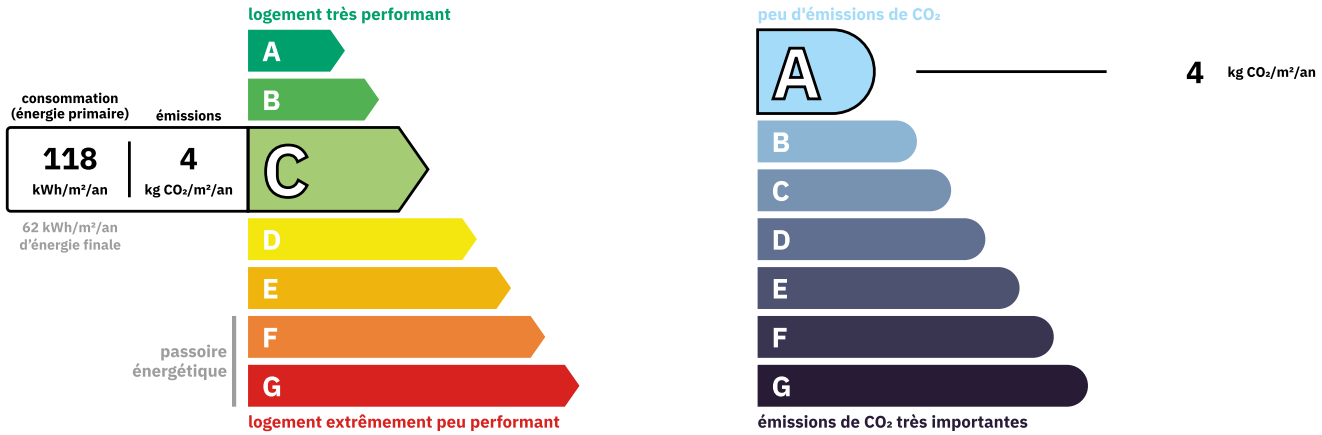
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Moderatly efficient
Estimated annual energy costs
between 1992 € and 2694€ for 2023

NOTICE

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

1: Quoted prices are subject to fluctuations in exchangerates. 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.

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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 :A35681EKO84

FILE COMPLETE AND PHOTOS ON REQUEST

LEGGETT IMMOBILIER INTERNATIONAL

Téléphone : +33 553 608 488
E-mail: prestige@leggett.fr

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