

**180 000 €**

**Contact agency**

**Cabinet Le Seuil Immobilier**

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**For sale house**

**4 rooms**

**Surface : 71 m²**

**Surface of the living : 20 m²**

**Surface of the land : 547 m²**

**Year of construction : 1973**

**Exposition : Sud ouest**

**View : Jardin**

**Hot water : Gaz**

**Inner condition : to renovate**

**External condition : a refresh**

**Couverture : tiling**

**Features :**

fireplace, Bedroom on ground floor, CALM

3 bedroom

1 bathroom

1 WC

1 garage

1 cellar

**Energy class (dpe) : E**

**Emission of greenhouse gases (ges) : F**



### House 2150 Rustrel

Luberon Le Seuil Immobilier offers for sale a detached house located in a peaceful neighborhood near the town center of Rustrel. With a surface area of 71m², this single-story house has three bedrooms, a separate fitted kitchen, a bathroom, and a toilet. The spacious 20m² living room features a pellet stove. Facing southwest, the house offers a lovely view of a large 750m² garden. For comfort, hot water and heating are gas-fired. In addition, you have a garage, a generous cellar, and a crawl space. Dating from 1973, the house requires renovation work. Its sanitation is connected to the mains sewer. It offers real potential for renovation according to your tastes and desires. Rustrel is a charming Provençal village known for its exceptional living environment. Located in the heart of the Colorado Provençal region, it offers a unique landscape, combining warm colors with panoramic views. Finally, its proximity to major cities such as Avignon and Aix-en-Provence makes the village of Rustrel even more attractive to potential buyers.

**Fees and charges :**

180 000 € agency fees 5,56% à the responsibility of the buyer included

Document non contractuel

