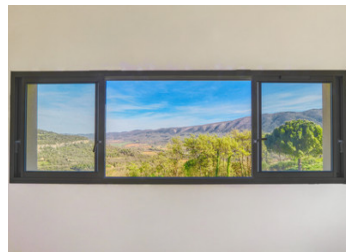
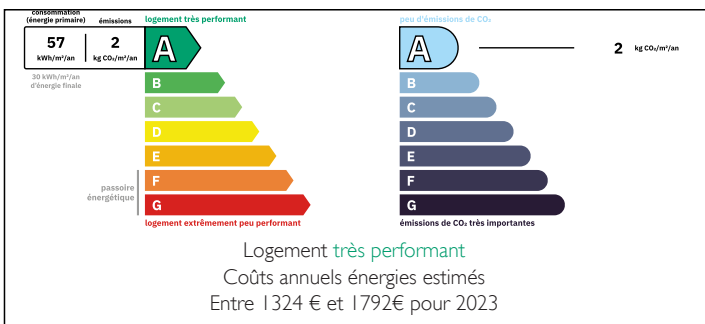


ST MARTIN DE CASTILLON, LUBERON – Modern spacious and bright property, studio, garden, never occupied!

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Saint-Martin-de-Castillon
Department:	Vaucluse
Bed:	4
Bath:	2
Floor:	237 m ²
Plot Size:	890 m ²

IN BRIEF

In Saint-Martin-de-Castillon, in the heart of the Luberon and close to the village, this spacious house offers peace and quiet, stunning views, a large garage, and a garden.

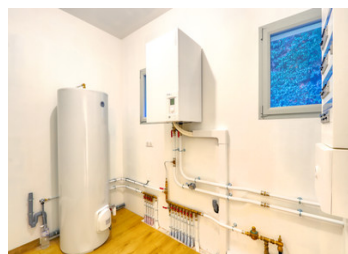
With approximately 240 m² of living space, it features bright, generous rooms: on the ground floor, a large open-plan living/dining area with kitchen, a bedroom with shower room and sauna; upstairs, three bedrooms, a large bathroom, and a second living area or studio with the option to add a kitchen.

The layout easily allows two independent spaces: a main residence of about 164 m² and a studio or workshop of 76 m²—perfect for a family, intergenerational living, rental, or an artist's studio.

Never lived in, the house allows you to add your personal touch to the kitchen and bathrooms.

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

Saint-Martin-de-Castillon is a small medieval village perched in the heart of the Luberon Regional Nature Park. With its picturesque streets and authentic atmosphere, it offers a unique living environment—both peaceful and close to everyday amenities. The village has a small grocery store and a bar-restaurant, while Apt, just 10 km away, provides all essential services: supermarkets, secondary schools, a hospital, a Provençal market, cinema, and a variety of shops. The TGV station in Avignon is just 1 hour 15 minutes away, and Marseille airport can be reached in 1 hour 30 minutes, making travel around France and internationally very convenient.

The region is a true paradise for nature and outdoor enthusiasts. The Luberon Regional Nature Park offers miles of hiking and mountain biking trails, cycling routes, and scenic paths through perched villages and lavender fields. The landscapes alternate between wooded hills, forests, scrubland, and valleys, with breathtaking views at every turn. The biodiversity is exceptional: birds, deer, wild boar, and a varied flora typical of the Luberon, which changes with the seasons. It is an ideal setting for family activities, leisurely walks, outdoor sports, or simply enjoying the beauty of Provençal landscapes from a terrace or garden.

LOCAL TAXES

Taxe foncière: 700 EUR

Taxe habitation: EUR

NOTES

In short, this house offers not only modern comfort and high-quality finishes but also a rare opportunity to live in an exceptional natural setting, with the freedom to personalize the spaces to your taste and fully enjoy the unique charm of the Luberon.

Do not hesitate to contact me for...